

LOG NUMBERS

BGT.

, 8/28/14 CEO 26052860. SEP 02 2014

## EXECUTIVE/COUNCIL APPROVAL FORM

## MANAGEMENT ROUTING:

EXECUTIVE John Lovick  
 EXEC. DIR. Stephen Clifton  
 DIRECTOR/ELECTED Clay White *CK*  
 DEPARTMENT Planning & Dev Services  
 DIV. MGR. Barb Mock *bjm*  
 DIVISION Planning and Technology  
 ORIGINATOR Eileen Canola *E.C.*  
 DATE September 2, 2014 EXT. 2253

TO: COUNCIL CHAIRPERSON:  
 SNOHOMISH COUNTY COUNCIL

## EXECUTIVE RECOMMENDATION:

☒ Approve \_\_\_\_\_ No Recommendation  
 \_\_\_\_\_ Further Processing  
 \_\_\_\_\_ Requested By \_\_\_\_\_

*Stephen Clifton*  
 Executive Office Signature Executive Director

CEO Staff Review

Received at Council Office

*9/2/2014*  
*SEP 9/2/14*  
*RT 4:48pm 9/2/14*

## DOCUMENT TYPE:

\_\_\_\_\_ BUDGET ACTION:  
 \_\_\_\_\_ Emergency Appropriation  
 \_\_\_\_\_ Supplemental Appropriation  
 \_\_\_\_\_ Budget Transfer  
 \_\_\_\_\_ CONTRACT:  
 \_\_\_\_\_ New  
 \_\_\_\_\_ Amendment

\_\_\_\_\_ GRANT APPLICATION  
☒ ORDINANCE  
☒ Code Amendment Title 30 SCC  
 Code Corrections  
 \_\_\_\_\_ PLAN  
 \_\_\_\_\_ OTHER

## DOCUMENT / AGENDA TITLE:

Ordinance / RELATING TO THE CONSTRUCTION CODES; CORRECTING INADVERTENT ERRORS AND INCONSISTENCIES IN TITLE 30 SCC; AMENDING SECTIONS 30.22.130, 30.41F.050, 30.53B.060, 30.63A.870, 30.83.010, 30.85.090 AND 30.85.130 OF THE SNOHOMISH COUNTY CODE

## APPROVAL AUTHORITY:

EXECUTIVE \_\_\_\_\_ COUNCIL ☒  
 CITE BASIS Chapters 1.02, 2.48, 30.10 & 30.73 SCC

HANDLING: NORMAL ☒ EXPEDITE \_\_\_\_\_ URGENT \_\_\_\_\_ DEADLINE DATE \_\_\_\_\_

## PURPOSE:

Process code revisions to Title 30 of the Snohomish County Code (SCC) which meet the criteria to be included in a code correction ordinance.

## BACKGROUND:

The proposed code amendments correct inadvertent errors and inconsistencies related to the construction codes in Title 30 SCC that cannot be corrected by the county code reviser. Adoption of the ordinance would improve the permitting processes by reducing potential confusion due to incorrect code cross-references and citations.

The inadvertent errors and inconsistencies identified for correction in this ordinance include inaccurate citations and cross-references left in the code during previous amendments and as part of the adoption of the 2012 Washington State Building Codes (I-Codes). The County Council adopted code amendments related to the 2012 I-Codes following a hearing on August 27, 2014.

This ordinance will amend SCC 30.22.130, 30.41F.050, 30.53B.060, 30.63A.870, 30.83.010, 30.85.090 and 30.85.130, to correct incorrect cross-references and citations.

The proposed code corrections were reviewed by the planning commission in a briefing at their July 22, 2014, meeting and in a public hearing on August 26, 2014. The planning commission recommended approval of the proposed code amendments as indicated in its Recommendation Letter dated August 28, 2014.

Planning and Development Services recommends adoption of the attached approved as to form ordinance.

**FISCAL IMPLICATIONS:**

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
193			
TOTAL	0	0	0

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
193			
TOTAL	0	0	0

**DEPARTMENT FISCAL IMPACT NOTES:**

(See attached forms regarding capital facility and affordable housing impacts.)

BUDGET REVIEW: Analyst [Signature] Administrator [Signature] Recommend Approval [Signature]

**CONTRACT INFORMATION:**

ORIGINAL \_\_\_\_\_ CONTRACT # \_\_\_\_\_ AMOUNT \_\_\_\_\_  
 AMENDMENT \_\_\_\_\_ CONTRACT # \_\_\_\_\_ AMOUNT \$ \_\_\_\_\_

**CONTRACT PERIOD:**

ORIGINAL Start \_\_\_\_\_ End \_\_\_\_\_  
 AMENDMENT Start \_\_\_\_\_ End \_\_\_\_\_

**CONTRACT / PROJECT TITLE:**
**CONTRACTOR NAME & ADDRESS (City/State only):**
**APPROVED:**

RISK MANAGEMENT Yes \_\_\_\_\_ No N/A

COMMENTS \_\_\_\_\_

PROSECUTING ATTY - AS TO FORM: Yes X No \_\_\_\_\_

**OTHER DEPARTMENTAL REVIEW / COMMENTS:**
**ELECTRONIC ATTACHMENTS:**

Council 12005-2860  
 G:\ECAF\Dept05\_PDS\Code Corrections-Construction Codes ECAFs\ECAF . doc  
 G:\ECAF\Dept05\_PDS\Code Corrections-Construction Codes ECAFs\Housing Job Matrix . doc  
 G:\ECAF\Dept05\_PDS\Code Corrections-Construction Codes ECAFs\Cost Summary Matrix . doc  
 G:\ECAF\Dept05\_PDS\Code Corrections-Construction Codes ECAFs\Staff Report . pdf  
 G:\ECAF\Dept05\_PDS\Code Corrections-Construction Codes ECAFs\Planning Commission Recommendation Letter . docx  
 G:\ECAF\Dept05\_PDS\Code Corrections-Construction Codes ECAFs\Summary Ad . docx  
 G:\ECAF\Dept05\_PDS\Code Corrections-Construction Codes ECAFs\Ordinance . doc  
 G:\ECAF\Dept05\_PDS\Code Corrections-Construction Codes ECAFs\Cover Memo . doc

**NON-ELECTRONIC ATTACHMENTS:**

Cover Memo  
 Planning Commission Recommendation Letter  
 Ordinance  
 Housing Job Matrix  
 Cost Summary Matrix  
 July 9, 2014 Staff Report  
 Index of Records will be transmitted to council separately, including the Planning Commission Draft August 26, 2014 meeting minutes

1 Adopted:  
2 Effective:

3  
4  
5 SNOHOMISH COUNTY COUNCIL  
6 Snohomish County, Washington

7  
8 ORDINANCE NO. 14-\_\_\_\_  
9

10 RELATING TO THE CONSTRUCTION CODES; CORRECTING INADVERTENT ERRORS  
11 AND INCONSISTENCIES IN TITLE 30 SCC; AMENDING SECTIONS 30.22.130, 30.41F.050,  
12 30.53B.060, 30.63A.870, 30.83.010, 30.85.090 AND 30.85.130 OF THE SNOHOMISH  
13 COUNTY CODE  
14

15 WHEREAS, on December 9, 2002, the county adopted title 30 of the Snohomish County  
16 Code ("SCC") to consolidate and streamline county land use and development codes to  
17 eliminate duplication, inconsistency, and ambiguity; and  
18

19 WHEREAS, the county has identified certain inadvertent errors and inconsistencies in  
20 title 30 SCC that cannot be addressed by the county code reviser through the authority  
21 established in SCC 1.02.020(2); and  
22

23 WHEREAS, the inadvertent errors and inconsistencies identified for correction in this  
24 ordinance include inaccurate citations and cross-references left in the code during previous  
25 amendments and as part of the adoption of the 2012 State Building Codes, which were adopted  
26 by the county council through Ordinances Nos. 14-055, 14-056, 14-057, 14-058, 14-059, and  
27 14-060 on August 27, 2014; and  
28

29 WHEREAS, the county has conducted early and continuous public participation with  
30 respect to the code amendments contained in this ordinance; and  
31

32 WHEREAS, on August 26, 2014, the Snohomish County Planning Commission  
33 ("planning commission") held a public hearing to receive public testimony concerning the code  
34 amendments contained in this ordinance; and  
35

36 WHEREAS, at the conclusion of the planning commission's public hearing, the planning  
37 commission voted to recommend approval of the code corrections, as set forth in its  
38 recommendation letter dated August 27, 2014; and  
39

40 WHEREAS, on \_\_\_\_\_, 2014, the county council held a public hearing after proper  
41 notice, heard public testimony related to the code amendments contained in this ordinance, and  
42 considered the entire record, including the planning commission's recommendations on the  
43 code amendments contained in this ordinance; and  
44

45 WHEREAS, the county council concludes that title 30 SCC should be amended as set  
46 forth herein.  
47

RELATING TO THE CONSTRUCTION CODES; CORRECTING INADVERTENT ERRORS AND INCONSISTENCIES IN TITLE 30  
SCC; AMENDING SECTIONS 30.22.130, 30.41F.050, 30.53B.060, 30.63A.870, 30.83.010, 30.85.090 AND 30.85.130 OF THE  
SNOHOMISH COUNTY CODE

1 NOW, THEREFORE, BE IT ORDAINED:  
2

3 Section 1. The county council makes the following findings:  
4

5 A. The foregoing recitals are adopted as findings as if set forth in full herein.  
6

7 B. This proposal is to amend title 30 SCC.  
8

9 C. Procedural requirements.  
10

- 11 1. This ordinance is consistent with state law and chapter 30.73 SCC.
- 12 2. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance
- 13 was transmitted to the Washington State Department of Commerce for
- 14 distribution to state agencies on July 17, 2014.
- 15 3. Pursuant to Chapter 43.21C RCW, a State Environmental Policy Act
- 16 ("SEPA") threshold Determination of Nonsignificance for the code
- 17 amendments contained in this ordinance was issued on July 21, 2014.
- 18 4. The public participation process used in the adoption of this ordinance has
- 19 complied with all applicable requirements of the GMA and the SCC.
- 20 5. As required by RCW 36.70A.370, the Washington State Attorney General last
- 21 issued an advisory memorandum in December of 2006 entitled "Advisory
- 22 Memorandum: Avoiding Unconstitutional Takings of Private Property" to help
- 23 local governments avoid the unconstitutional taking of private property. The
- 24 process outlined in the State Attorney General's 2006 advisory memorandum
- 25 was used by the County in objectively evaluating the regulatory changes
- 26 proposed by this ordinance.
- 27
- 28
- 29
- 30
- 31

32 D. This ordinance is consistent with the record.  
33

- 34 1. On December 9, 2002, the county adopted title 30 SCC to consolidate and
- 35 streamline county land use and development codes to eliminate duplication,
- 36 inconsistency, and ambiguity.
- 37 2. This ordinance will amend several sections of title 30 SCC. The inadvertent
- 38 errors and inconsistencies identified for correction in this ordinance include
- 39 outdated or inaccurate citations and cross-references and missing language
- 40 that was accidentally omitted or deleted during previous amendments.
- 41 3. A sub-set of the code amendments are intended to resolve inconsistencies
- 42 that result from adoption of the 2012 International Codes, which were
- 43 adopted on August 27, 2014 by the Snohomish County Council.
- 44
- 45
- 46

4. Amendments to SCC 30.22.130(87)(d) are necessary to correct a cross-reference from chapter 30.52A to chapter 30.50 SCC and delete language and an incorrect cross-reference to SCC 30.53A.060.
5. Amendments to SCC 30.41F.050 are necessary to correct a cross-reference from SCC 30.53A.150 to SCC 30.53A.512.
6. Amendments to SCC 30.53B.060 are necessary to correct a cross-reference from SCC 30.52A.130 to chapter 30.50 SCC.
7. Amendments to SCC 30.63A.870 are necessary to correct a cross-reference from SCC 30.52A.130 to chapter 30.50 SCC.
8. Amendments to SCC 30.83.010(1) are necessary to correct a typographical error, insert omitted language, delete an incorrect citation to the International Fire Code, and correct a cross-reference from chapter 30.52A to chapter 30.50 SCC.
9. Amendments to SCC 30.85.090(1) are necessary to correct cross-references from SCC 30.52A.148(1)(c) or SCC 30.23.100(3) to SCC 30.50.308 or SCC 30.23.100 and correct a citation to the International Fire Code.
10. Amendments to SCC 30.85.130, are necessary to correct cross-references from SCC 30.52A.148(1)(c) or SCC 30.23.100(3) to SCC 30.50.308 or SCC 30.23.100 and correct a citation to the International Fire Code.
11. This ordinance is consistent with county's Growth Management Act Comprehensive Plan ("GMACP"), in particular with the following goal, objective and policy:
  - i. Goal ED1, "Promote the maintenance and enhancement of a healthy economy."
  - ii. Objective ED 2.A "Develop and maintain a regulatory system that is fair, understandable, coordinated and timely."
  - iii. ED Policy 2.A.1 "Snohomish County shall ensure that revisions to the Snohomish County Code result in a more understandable, accessible, and user friendly document which eliminates unnecessary and clarifies confusing code provisions."

Section 2. The county council makes the following conclusions:

- A. The county council concludes that this ordinance is necessary to correct certain inadvertent errors and inconsistencies in title 30 SCC which cannot be addressed by the county code reviser through the authority in SCC 1.02.020(2).

1 B. The county council concludes that this ordinance is consistent with state law and SCC.

2  
3 C. The county council concludes that this ordinance is consistent with the goals, objectives  
4 and policies of the county's GMACP.

5  
6 D. The county council concludes that this ordinance has complied with all SEPA  
7 requirements in respect to this non-project action.

8  
9 Section 3. Snohomish County Code Section 30.22.130, last amended by Amended  
10 Ordinance No. 13-100 on January 8, 2014, is amended to read:

11  
12 **30.22.130 Reference notes for use matrix.**

13  
14 (1) Airport, Stage 1 Utility:

15 (a) Not for commercial use and for use of small private planes;

16 (b) In the RU zone, they shall be primarily for the use of the resident property owner; and

17 (c) When the airport is included in an airpark, the disclosure requirements of SCC

18 30.28.005 shall apply.

19 (2) Day Care Center:

20 (a) In WFB, R-7,200, R-8,400, R-9,600, R-12,500, R-20,000, and SA-1 zones, shall only  
21 be permitted in connection with and secondary to a school facility or place of worship; and

22 (b) Outdoor play areas shall be fenced or otherwise controlled, and noise buffering  
23 provided to protect adjoining residences.

24 (3) Dock and Boathouse, Private, Non-commercial: The following standards

25 apply outside of shoreline jurisdiction only. If located within shoreline

26 jurisdiction, the standards in SCC 30.67.515 apply instead.

27 (a) The height of any covered over-water structure shall not exceed 12 feet as measured  
28 from the line of ordinary high water;

29 (b) The total roof area of covered, over-water structures shall not exceed 1,000 square  
30 feet;

31 (c) The entirety of such structures shall have a width no greater than 50 percent of the  
32 width of the lot at the natural shoreline upon which it is located;

33 (d) No over-water structure shall extend beyond the mean low water mark a distance  
34 greater than the average length of all preexisting over-water structures along the same  
35 shoreline and within 300 feet of the parcel on which proposed. Where no such preexisting  
36 structures exist within 300 feet, the pier length shall not exceed 50 feet;

37 (e) Structures permitted hereunder shall not be used as a dwelling, nor shall any boat  
38 moored at any wharf be used as a dwelling while so moored; and

39 (f) Covered structures are subject to a minimum setback of three feet from any side lot  
40 line or extension thereof. No side yard setback shall be required for uncovered structures. No  
41 rear yard setback shall be required for any structure permitted hereunder.

42 (4) Dwelling, Single family: In PCB zones, shall be allowed only if included  
43 within the same structure as a commercial establishment. In the MHP zone,  
44 single family detached dwellings are limited to one per existing single legal lot  
45 of record.

(5) See chapter 30.31E SCC for rezoning to Townhouse zone, and chapter 30.23A SCC for design standards applicable to townhouse and attached single-family dwelling development.

(6) Dwelling, Mobile Home:

(a) Shall be multi-sectioned by original design, with a width of 20 feet or greater along its entire body length;

(b) Shall be constructed with a non-metallic type, pitched roof;

(c) Except where the base of the mobile home is flush to ground level, shall be installed either with:

(i) skirting material which is compatible with the siding of the mobile home; or

(ii) a perimeter masonry foundation;

(d) Shall have the wheels and tongue removed; and

(e) In the RU zone the above only applies if the permitted lot size is less than 20,000 square feet.

(7) Fallout Shelter, Joint, by two or more property owners:

Side and rear yard requirements may be waived by the department along the boundaries lying between the properties involved with the proposal, and zone; provided that its function as a shelter is not impaired.

(8) Family Day Care Home:

(a) No play yards or equipment shall be located in any required setback from a street; and

(b) Outdoor play areas shall be fenced or otherwise controlled.

(9) Farm Stand:

(a) There shall be only one stand on each lot; and

(b) At least 50 percent by farm product unit of the products sold shall be grown, raised or harvested in Snohomish County, and 75 percent by farm product unit of the products sold shall be grown, raised or harvested in the State of Washington.

(10) Farm Worker Dwelling:

(a) At least one person residing in each farm worker dwelling unit shall be employed full time in the farm operation;

(b) An agricultural farm worker dwelling unit affidavit must be signed and recorded with the county attesting to the need for such dwellings to continue the farm operation;

(c) The number of farm worker dwellings shall be limited to one per each 40 acres under single contiguous ownership to a maximum of six total dwellings, with 40 acres being required to construct the first accessory dwelling unit. Construction of the maximum number of dwelling units permitted shall be interpreted as exhausting all residential potential of the land until such time as the property is legally subdivided; and

(d) All farm worker dwellings must be clustered on the farm within a 10-acre farmstead which includes the main dwelling. The farmstead's boundaries shall be designated with a legal description by the property owner with the intent of allowing maximum flexibility while minimizing interference with productive farm operation. Farm worker dwellings may be located other than as provided for in this subsection only if environmental or physical constraints preclude meeting these conditions.

(11) Home Occupation: See SCC 30.28.050.

(12) Kennel, Commercial: There shall be a five-acre minimum lot area; except in the R-5 and RD zones, where 200,000 square feet shall be the minimum lot area.

(13) Kennel, Private-breeding, and Kennel, Private Non-breeding: Where the animals comprising the kennel are housed within the dwelling, the yard or some portion thereof shall be fenced and maintained in good repair or to contain or to confine the animals upon the property and restrict the entrance of other animals.

(14) Parks, Publicly-owned and Operated:

- (a) No bleachers are permitted if the site is less than five acres in size;
- (b) All lighting shall be shielded to protect adjacent properties; and
- (c) No amusement devices for hire are permitted.

(15) Boarding House: There shall be accommodations for no more than two persons.

(16) RESERVED for future use (Social Service Center - DELETED by Amended Ord. 04-010 effective March 15, 2004)

(17) Swimming/Wading Pool (not to include hot tubs and spas): For the sole use of occupants and guests:

(a) No part of the pool shall project more than one foot above the adjoining ground level in a required setback; and

(b) The pool shall be enclosed with a fence not less than four feet high, of sufficient design and strength to keep out children.

(18) Temporary Dwelling for a relative:

(a) The dwelling shall be occupied only by a relative, by blood or marriage, of the occupant(s) of the permanent dwelling;

(b) The relative must receive from, or administer to, the occupant of the other dwelling continuous care and assistance necessitated by advanced age or infirmity;

(c) The need for such continuous care and assistance shall be attested to in writing by a licensed physician;

(d) The temporary dwelling shall be occupied by not more than two persons;

(e) Use as a commercial rental unit shall be prohibited;

(f) The temporary dwelling shall be situated not less than 20 feet from the permanent dwelling on the same lot and shall not be located in any required yard of the principal dwelling;

(g) A land use permit binder shall be executed by the landowner, recorded with the Snohomish County auditor and a copy of the recorded document submitted to the department for inclusion in the permit file;

(h) Adequate screening, landscaping, or other measures shall be provided pursuant to SCC 30.25.028 to protect surrounding property values and ensure compatibility with the immediate neighborhood;

(i) An annual renewal of the temporary dwelling permit, together with recertification of need, shall be accomplished by the applicant through the department in the same month of each year in which the initial mobile home/building permit was issued;

(j) An agreement to terminate such temporary use at such time as the need no longer exists shall be executed by the applicant and recorded with the Snohomish County auditor; and

(k) Only one temporary dwelling may be established on a lot. The temporary dwelling shall not be located on a lot on which a detached accessory apartment is located.

(19) Recreational Vehicle:

(a) There shall be no more than one per lot;

(b) Shall not be placed on a single site for more than 180 days in any 12-month period;

and



(c) Shall be limited in the floodways to day use only (dawn to dusk) during the flood season (October 1st through March 30th) with the following exceptions:

(i) Recreational vehicle use associated with a legally occupied dwelling to accommodate overnight guests for no more than a 21-day period;

(ii) Temporary overnight use by farm workers on the farm where they are employed subject to subsections (19)(a) and (b) of this section; and

(iii) Subject to subsections (19)(a) and (b) of this section and SCC 30.22.120(7)(b), temporary overnight use in a mobile home park, which has been in existence continuously since 1970 or before, that provides septic or sewer service, water and other utilities, and that has an RV flood evacuation plan that has been approved and is on file with the department of emergency management and department of planning and development services.

(20) Ultralight Airpark:

(a) Applicant shall submit a plan for the ultralight airpark showing the location of all buildings, ground circulation, and parking areas, common flight patterns, and arrival and departure routes;

(b) Applicant shall describe in writing the types of activities, events, and flight operations which are expected to occur at the airpark; and

(c) Approval shall be dependent upon a determination by the county decision maker that all potential impacts such as noise, safety hazards, sanitation, traffic, and parking are compatible with the site and neighboring land uses, particularly those involving residential uses or livestock or small animal husbandry; and further that the proposed use can comply with Federal Aviation Administration regulations (FAR Part 103), which state that ultralight vehicle operations will not:

(i) create a hazard for other persons or property;

(ii) occur between sunset and sunrise;

(iii) occur over any substantially developed area of a city, town, or settlement, particularly over residential areas or over any open air assembly of people; or

(iv) occur in an airport traffic area, control zone, terminal control area, or positive control area without prior authorization of the airport manager with jurisdiction.

(21) Craft Shop:

(a) Articles shall not be manufactured by chemical processes;

(b) No more than three persons shall be employed at any one time in the fabricating, repair, or processing of materials; and

(c) The aggregate nameplate horsepower rating of all mechanical equipment on the premises shall not exceed two.

(22) Grocery and Drug Stores: In the FS zone, there shall be a 5,000-square foot floor area limitation.

(23) Motor Vehicle and Equipment Sales: In the CB and CRC zone, all display, storage, and sales activities shall be conducted indoors.

(24) Race Track: The track shall be operated in such a manner so as not to cause offense by reason of noise or vibration beyond the boundaries of the subject property.

(25) Rural Industry:

(a) The number of employees shall not exceed 10;

(b) All operations shall be carried out in a manner so as to avoid the emission or creation of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage,

1 sewage, water pollution, or other emissions which are unduly or unreasonably offensive or  
2 injurious to properties, residents, or improvements in the vicinity;

3 (c) The owner of the rural industry must reside on the same premises as the rural  
4 industry and, in the RD zone, the residence shall be considered as a caretaker's quarters; and

5 (d) Outside storage, loading or employee parking in the RD zone shall provide 15-foot  
6 wide Type A landscaping as defined in SCC 30.25.017.

7 (26) Sawmill, Shake and Shingle Mill:

8 (a) Such uses shall not include the manufacture of finished wood products such as  
9 furniture and plywood, but shall include lumber manufacturing;

10 (b) The number of employees shall not exceed 25 during any eight-hour work shift;

11 (c) All operations shall be carried out in a manner so as to avoid the emission or creation  
12 of smoke, dust, fumes, odors, heat, glare, vibration, noise, traffic, surface water drainage,  
13 sewage, water pollution, or other emissions which are unduly or unreasonably offensive or  
14 injurious to properties, residents or improvements in the vicinity; and

15 (d) Sawmills and shakemills adjacent to a state highway in the RU zone shall provide 25  
16 feet of Type A landscaping as defined in SCC 30.25.017.

17 (27) Governmental and Utility Structures and Facilities:

18 Special lot area requirements for this use are contained in SCC 30.23.200.

19 (28) Excavation and Processing of Minerals:

20 (a) This use, as described in SCC 30.31D.010(2), is allowed in the identified zones only  
21 where these zones coincide with the mineral lands designation in the comprehensive plan  
22 (mineral resource overlay or MRO), except for the MC zone where mineral lands designation is  
23 not required.

24 (b) An Administrative Conditional Use Permit or a Conditional Use Permit is required  
25 pursuant to SCC 30.31D.030.

26 (c) Excavation and processing of minerals exclusively in conjunction with forest practices  
27 regulated pursuant to chapter 76.09 RCW is permitted outright in the Forestry zone.

28 (29) Medical Clinic, Licensed Practitioner: A prescription pharmacy may be  
29 permitted when located within the main building containing licensed  
30 practitioner(s).

31 (30) Forest Industry Storage & Maintenance Facility (except harvesting)  
32 adjacent to property lines in the RU zone shall provide 15-foot wide Type A  
33 landscaping as defined in SCC 30.25.017.

34 (31) Boat Launch Facilities, Commercial or Non-commercial:

35 (a) The hearing examiner may regulate, among other factors, required launching depth,  
36 lengths of existing docks and piers;

37 (b) Off-street parking shall be provided in an amount suitable to the expected usage of  
38 the facility. When used by the general public, the guideline should be 32 to 40 spaces capable  
39 of accommodating both a car and boat trailer for each ramp lane of boat access to the water;

40 (c) A level vehicle-maneuvering space measuring at least 50 feet square shall be  
41 provided;

42 (d) Pedestrian access to the water separate from the boat launching lane or lanes may  
43 be required where it is deemed necessary in the interest of public safety;

44 (e) Safety buoys shall be installed and maintained separating boating activities from  
45 other water-oriented recreation and uses where this is reasonably required for public safety,  
46 welfare, and health; and

(f) All site improvements for boat launch facilities shall comply with all other requirements of the zone in which it is located.

(32) Campground:

(a) The maximum overall density shall be seven camp or tent sites per acre; and

(b) The minimum site size shall be 10 acres.

(33) Commercial Vehicle Home Basing:

(a) The vehicles may be parked and maintained only on the property wherein resides a person who uses them in their business;

(b) Two or more vehicles may be so based; and

(c) The vehicles shall be in operable conditions.

(34) Distillation of Alcohol:

(a) The distillation shall be from plant products, for the purpose of sale as fuel, and for the production of methane from animal waste produced on the premises;

(b) Such distillation shall be only one of several products of normal agricultural activities occurring on the premises; and

(c) By-products created in this process shall be used for fuel or fertilizer on the premises.

(35) RESERVED for future use (Group Care Facility - DELETED by Amended Ord. 04-010 effective March 15, 2004)

(36) Mobile Home and Travel Trailer Sales:

(a) Property shall directly front upon a principal or minor arterial in order to reduce encroachment into the interior of IP designated areas;

(b) The hearing examiner shall consider the visual and aesthetic characteristics of the use proposal and determine whether nearby business and industrial uses, existing or proposed, would be potentially harmed thereby. A finding of potential incompatibility shall be grounds for denial;

(c) The conditional use permit shall include a condition requiring mandatory review by the hearing examiner at intervals not to exceed five years for the express purpose of evaluating the continued compatibility of the use with other IP uses. The review required herein is in addition to any review which may be held pursuant to SCC 30.42B.100, SCC 30.42C.100 and SCC 30.43A.100;

(d) Such use shall not be deemed to be outside storage for the purpose of SCC 30.25.024; and

(e) Such use shall be temporary until business or industrial development is timely on the site or on nearby IP designated property.

(37) Small Animal Husbandry: There shall be a five-acre minimum site size.

(38) Mobile Home Park: Such development must fulfill the requirements of chapter 30.42E SCC.

(39) Sludge Utilization: See SCC 30.28.085.

(40) Homestead Parcel: See SCC 30.28.055.

(41) Special Setback Requirements for this use are contained in SCC 30.23.110 or SCC 30.67.515 if within shoreline jurisdiction.

(42) Minimum Lot Size for duplexes shall be one and one-half times the minimum lot size for single family dwellings. In the RU zone, this provision only applies when the minimum lot size for single family dwellings is 12,500 square feet or less.

(43) Petroleum Products and Gas, Bulk Storage:

(a) All above ground storage tanks shall be located 150 feet from all property lines; and

(b) Storage tanks below ground shall be located no closer to the property line than a distance equal to the greatest dimensions (diameter, length or height) of the buried tank.

(44) Auto Wrecking Yards and Junkyards: A sight-obscuring fence a minimum of seven feet high shall be established and maintained in the LI zone. For requirements for this use, SCC 30.25.020 and 30.25.050 apply.

(45) Antique Shops when established as a home occupation as regulated by SCC 30.28.050(1); provided further that all merchandise sold or offered for sale shall be predominantly "antique" and antique-related objects.

(46) Billboards: See SCC 30.27.080 for specific requirements.

(47) Nursery, Wholesale: In R-20,000 zone, a wholesale nursery is permitted on three acres or more; a conditional use permit is required on less than three acres.

(48) Stockyard and Livestock Auction Facility: The minimum lot size is 10 acres.

(49) Restaurants and Personal Service Shops: Located to service principally the constructed industrial park uses.

(50) Sludge Utilization: A conditional use permit is required for manufacture of materials by a non-governmental agency containing stabilized or digested sludge for a public utilization.

(51) Single Family and Multifamily Dwellings are a prohibited use, except for the following:

(a) Existing dwellings that are nonconforming as a result of a county-initiated rezone to BP may make improvements or additions provided such improvements are consistent with the bulk regulations contained in chapter 30.23 SCC; provided further that such improvements do not increase the ground area covered by the structural portion of the nonconforming use by more than 100 percent of that existing at the existing date of the nonconformance; and

(b) New single family and multifamily dwellings in the BP zone authorized pursuant to the provisions of SCC 30.31A.140.

(52) Greenhouses, Lath Houses, and Nurseries:

(a) Incidental sale of soil, bark, fertilizers, plant nutrients, rocks, and similar plant husbandry materials is permitted;

(b) The incidental sale of garden tools and associated gardening accessories shall be permitted; however, the sale of motorized landscaping equipment such as lawn mowers, weed eaters, edgers, and rototillers shall be prohibited;

(c) There shall be no on-site signs advertising uses other than the principal use; and

(d) Incidental sales of garden tools and associated gardening accessories shall be less than 25 percent of the sales of products produced in the greenhouse, lath house, or nursery.

(53) Retail Store: See SCC 30.31A.120 for specific requirements for retail stores in the BP zone.

(54) Retail Sales of Hay, Grain, and Other Livestock Feed are permitted on site in conjunction with a livestock auction facility.

(55) Noise of Machines and Operations in the LI and HI zones shall comply with chapter 10.01 SCC and machines and operations shall be muffled so as not to become objectionable due to intermittence, beat frequency, or shrillness.

(56) Sludge Utilization only at a completed sanitary landfill or on a completed cell within a sanitary landfill, subject to the provision of SCC 30.28.085.

(57) Woodwaste Recycling and Woodwaste Storage Facility: See SCC 30.28.095.

(58) Bed and Breakfast Guesthouses and Bed and Breakfast Inns: See SCC 30.28.020.

(59) Detached accessory or non-accessory private garages and storage structures are subject to the following requirements:

(a) Special setback requirements for these uses are contained in SCC 30.23.110(20);

(b) Artificial lighting shall be hooded or shaded so that direct outside lighting, if any, will not result in glare when viewed from the surrounding property or rights-of-way;

(c) The following compatibility standards shall apply:

(i) proposals for development in existing neighborhoods with a well-defined character should be compatible with or complement the highest quality features, architectural character and siting pattern of neighboring buildings. Where there is no discernable pattern, the buildings shall complement the neighborhood. Development of detached private garages and storage structures shall not interrupt the streetscape or dwarf the scale of existing buildings of existing neighborhoods. Applicants may refer to the Residential Development Handbook for Snohomish County Communities to review techniques recommended to achieve neighborhood compatibility;

(ii) building plans for all proposals larger than 2,400 square feet in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions shall document the use of building materials compatible and consistent with existing on-site residential development exterior finishes;

(iii) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions, no portion of a detached accessory private garage or storage structure shall extend beyond the building front of the existing single family dwelling, unless screening, landscaping, or other measures are provided to ensure compatibility with adjacent properties; and

(iv) in the Waterfront Beach, R-7,200, R-8,400, R-9,600 and R-12,500 zones and rural cluster subdivisions, no portion of a detached non-accessory private garage or storage structure shall extend beyond the building front of existing single family dwellings on adjacent lots where the adjacent dwellings are located within 10 feet of the subject property line. When a detached non-accessory private garage or storage structure is proposed, the location of existing dwellings on adjacent properties located within 10 feet of the subject site property lines shall be shown on the site plan;

(d) All detached accessory or non-accessory private garages and storage structures proposed with building footprints larger than 2,400 square feet shall provide screening or landscaping from adjacent properties pursuant to chapter 30.25 SCC;

(e) On lots less than 10 acres in size having no established residential use, only one non-accessory private garage and one storage structure shall be allowed. On lots 10 acres or larger without a residence where the cumulative square footage of all existing and proposed non-accessory private garages and storage structures is 6,000 square feet or larger, a conditional use permit shall be required.

(f) Where permitted, separation between multiple private garages or storage structures shall be regulated pursuant to subtitle 30.5 SCC.

(60) The cumulative square footage of all detached accessory and non-accessory private garages and storage structures shall not exceed 6,000 square feet on any lot less than 5 acres, except this provision shall not apply

1 in the LDMR, MR, T, NB, GC, PCB, CB, FS, BP, IP, LI, HI, RB, RFS, CRC  
2 and RI zones.

3 (61) Museums: Museums within the agriculture A-10 zone are permitted only  
4 in structures which are legally existing on October 31, 1991.

5 (62) Accessory Apartments: See SCC 30.28.010.

6 (63) Temporary Woodwaste Recycling and Temporary Woodwaste Storage  
7 Facilities: See SCC 30.28.090.

8 (64) RESERVED for future use.

9 (65) On-site Hazardous Waste Treatment and Storage Facilities are allowed  
10 only as an incidental use to any use generating hazardous waste which is  
11 otherwise allowed; provided that such facilities demonstrate compliance with  
12 the state siting criteria for dangerous waste management facilities pursuant to  
13 RCW 70.105.210 and WAC 173-303-282 as now written or hereafter  
14 amended.

15 (66) An application for a conditional use permit to allow an off-site hazardous  
16 waste treatment and storage facility shall demonstrate compliance with the  
17 state siting criteria for dangerous waste management facilities pursuant to  
18 RCW 70.105.210 and WAC 173-303-282 as now written or hereafter  
19 amended.

20 (67) Adult Entertainment Uses: See SCC 30.28.015.

21 (68) Special Building Height provisions for this use are contained in SCC  
22 30.23.050(2)(d).

23 (69) Bakery: In the NB zone, the gross floor area of the use shall not exceed  
24 1,000 square feet and the bakery business shall be primarily retail in nature.

25 (70) Equestrian Centers are allowed with a conditional use permit on all lands  
26 zoned A-10 except in that portion of the special flood hazard area of the lower  
27 Snohomish and Stillaguamish rivers designated density fringe as described in  
28 chapter 30.65 SCC.

29 (71) Mini-equestrian Centers are allowed as a permitted use on all lands  
30 zoned A-10 except in that portion of the special flood hazard area of the lower  
31 Snohomish and Stillaguamish rivers designated density fringe as described in  
32 chapter 30.65 SCC.

33 (72) Equestrian Centers and Mini-equestrian Centers require the following:

34 (a) Five-acre minimum site size for a mini-equestrian center;

35 (b) Covered riding arenas shall not exceed 15,000 square feet for a mini-equestrian  
36 center; provided that stabling areas, whether attached or detached, shall not be included in this  
37 calculation;

38 (c) Any lighting of an outdoor or covered arena shall be shielded so as not to glare on  
39 surrounding properties or rights-of-way;

40 (d) On sites located in RC and R-5 zones, Type A landscaping as defined in SCC  
41 30.25.017 is required to screen any outside storage, including animal waste storage, and  
42 parking areas from adjacent properties;

43 (e) Riding lessons, rentals, or shows shall only occur between 8 a.m. and 9 p.m.;

44 (f) Outside storage, including animal waste storage, and parking areas shall be set back  
45 at least 30 feet from any adjacent property line. All structures shall be set back as required in  
46 SCC 30.23.110(8); and

(g) The facility shall comply with all applicable county building, health, and fire code requirements.

(73) Temporary Residential Sales Coach (TRSC):

(a) The commercial coach shall be installed in accordance with all applicable provisions within chapter 30.54A SCC;

(b) The TRSC shall be set back a minimum of 20 feet from all existing and proposed road rights-of-way and five feet from proposed and existing property lines;

(c) Vehicular access to the temporary residential sales coach shall be approved by the county or state; and

(d) Temporary residential sales coaches may be permitted in approved preliminary plats, prior to final plat approval, when the following additional conditions have been met:

(i) plat construction plans have been approved;

(ii) the fire marshal has approved the TRSC proposal;

(iii) proposed lot lines for the subject lot are marked on site; and

(iv) the site has been inspected for TRSC installation to verify compliance with all applicable regulations and plat conditions, and to assure that land disturbing activity, drainage, utilities infrastructure, and native growth protection areas are not adversely affected.

(74) Golf Course and Driving Range: In the A-10 zone, artificial lighting of the golf course or driving range shall not be allowed. Land disturbing activity shall be limited in order to preserve prime farmland. At least 75 percent of prime farmland on site shall remain undisturbed.

(75) Model Hobby Park: SCC 30.28.060.

(76) Commercial Retail Uses are not allowed in the Light Industrial and Industrial Park zones when said zones are located in the Maltby UGA of the comprehensive plan, and where such properties are, or can be served by railway spur lines.

(77) Studio: Studio uses may require the imposition of special conditions to ensure compatibility with adjacent residential, multiple family, or rural-zoned properties. The hearing examiner may impose such conditions when deemed necessary pursuant to the provisions of chapter 30.42C SCC. The following criteria are provided for hearing examiner consideration when specific circumstances necessitate the imposition of conditions:

(a) The number of nonresident artists and professionals permitted to use a studio at the same time may be limited to no more than 10 for any lot 200,000 square feet or larger in size, and limited to five for any lot less than 200,000 square feet in size;

(b) The hours of facility operation may be limited; and

(c) Landscape buffers may be required to visually screen facility structures or outdoor storage areas when the structures or outdoor storage areas are proposed within 100 feet of adjacent residential, multiple family, and rural-zoned properties. The buffer shall be an effective site obscuring screen consistent with Type A landscaping as defined in SCC 30.25.017.

(78) The gross floor area of the use shall not exceed 1,000 square feet.

(79) The gross floor area of the use shall not exceed 2,000 square feet.

(80) The gross floor area of the use shall not exceed 4,000 square feet.

(81) The construction contracting use in the Rural Business zone shall be subject to the following requirements:

(a) The use complies with all of the performance standards required by SCC 30.31F.100 and 30.31F.110;

(b) Not more than 1,000 square feet of outdoor storage of materials shall be allowed and shall be screened in accordance with SCC 30.25.024;

(c) In addition to the provisions of subsection (81)(b) of this section, not more than five commercial vehicles or construction machines shall be stored outdoors and shall be screened in accordance with SCC 30.25.020 and 30.25.032;

(d) The on-site fueling of vehicles shall be prohibited; and

(e) The storage of inoperable vehicles and hazardous or earth materials shall be prohibited.

(82) Manufacturing, Heavy includes the following uses: Distillation of wood, coal, bones, or the manufacture of their by-products; explosives manufacturing; manufacture of fertilizer; extraction of animal or fish fat or oil; forge, foundry, blast furnace or melting of ore; manufacturing of acid, animal black/black bone, cement or lime, chlorine, creosote, fertilizer, glue or gelatin, potash, pulp; rendering of fat, tallow and lard, rolling or booming mills; tannery; or tar distillation and manufacturing. See SCC 30.91M.028.

(83) "All other forms of manufacture not specifically listed" is a category which uses manufacturing workers, as described under the Dictionary of Occupational Titles, published by the US Department of Labor, to produce, assemble or create products and which the director finds consistent with generally accepted practices and performance standards for the industrial zone where the use is proposed. See SCC 30.91M.024 and 30.91M.026.

(84) RESERVED for future use.

(85) A single family dwelling may have only one guesthouse.

(86) Outdoor display or storage of goods and products is prohibited on site.

(87) Wedding Facility:

(a) Such use is permitted only:

(i) on vacant and undeveloped land;

(ii) on developed land, but entirely outside of any permanent structure;

(iii) partially outside of permanent structures and partially inside of one or more permanent structures which were legally existing on January 1, 2001; or

(iv) entirely inside of one or more permanent structures which were legally existing on January 1, 2001;

(b) The applicant shall demonstrate that the following criteria are met with respect to the activities related to the use:

(i) compliance with the noise control provisions of chapter 10.01 SCC;

(ii) adequate vehicular site distance and safe turning movements exist at the access to the site consistent with the EDDS as defined in title 13 SCC; and

(iii) adequate sanitation facilities are provided on site pursuant to chapter ((30.52A)) 30.50 SCC and applicable Snohomish Health District provisions;

(c) Adequate on-site parking shall be provided for the use pursuant to SCC 30.26.035;

(d) A certificate of occupancy shall be obtained pursuant to chapter ((30.52A)) 30.50 SCC for the use of any existing structure(~~(. The certificate of occupancy shall be subject to an annual inspection and renewal pursuant to SCC 30.53A.060 to ensure building and fire code compliance))~~);

(e) In the A-10 zone, the following additional requirements apply:



1 (i) the applicant must demonstrate that the use is accessory to the primary use of the  
2 site for agricultural purposes and supports, promotes or sustains agricultural operations and  
3 production;

4 (ii) the use must be located, designed, and operated so as to not interfere with, and  
5 to support the continuation of, the overall agricultural use of the property and neighboring  
6 properties;

7 (iii) the use and all activities and structures related to the use must be consistent with  
8 the size, scale, and intensity of the existing agricultural use of the property and the existing  
9 buildings on the site;

10 (iv) the use and all activities and structures related to the use must be located within  
11 the general area of the property that is already developed for buildings and residential uses;

12 (v) the use and all activities and structures related to the use shall not convert more  
13 than one acre of agricultural land to nonagricultural uses; and

14 (vi) any land disturbing activity required to support the use shall be limited to  
15 preserve prime farmland.

16 (88) Public/Institutional Use Designation (P/IU): When applied to land that is

17 (a) included in an Urban Growth Area and (b) designated P/IU on the  
18 Snohomish County Future Land Use Map concurrent with or prior to its  
19 inclusion in a UGA, the R-7,200, R-8,400 and R-9,600 zones shall allow only  
20 the following permitted or conditional uses: churches, and school instructional  
21 facilities. All other uses are prohibited within areas that meet criteria (a) and  
22 (b), unless the P/IU designation is changed.

23 (89) Hotel/Motel uses are permitted in the Light Industrial zone when the  
24 following criteria are met:

25 (a) The Light Industrial zone is located within a municipal airport boundary;

26 (b) The municipal airport boundary includes no less than 1,000 acres of land zoned light  
27 industrial; and

28 (c) The hotel/motel use is served by both public water and sewer.

29 (90) Health and social service facilities regulated under this title do not  
30 include secure community transition facilities (SCTFs) proposed pursuant to  
31 chapter 71.09 RCW. See SCC 30.91H.095.

32 (a) Snohomish County is preempted from regulation of SCTFs. In accordance with the  
33 requirements of state law the county shall take all reasonable steps permitted by chapter 71.09  
34 RCW to ensure that SCTFs comply with applicable siting criteria of state law. Every effort shall  
35 be made by the county through the available state procedures to ensure strict compliance with  
36 all relevant public safety concerns, such as emergency response time, minimum distances to be  
37 maintained by the SCTF from "risk potential" locations, elec  
38 residents, household security measures and program staf

39 (b) Nothing herein shall be interpreted as to prok  
40 evaluating, commenting on, or proposing public safety mea  
41 response to a proposed siting of a SCTF in Snohomish County.

42 (c) Nothing herein shall be interpreted to require or authorize the siting of more beds or  
43 facilities in Snohomish County than the county is otherwise required to site for its SCTFs  
44 pursuant to the requirements of state law.

45 (91) Level II health and social service uses are allowed outside the UGA only  
46 when the use is not served by public sewer.

- (92) The area of the shooting range devoted to retail sales of guns, bows, and related equipment shall not exceed one-third of the gross floor area of the shooting range and shall be located within a building or structure.
- (93) Farmers Market: See SCC 30.28.036.
- (94) Farm Product Processing and Farm Support Business: See SCC 30.28.038.
- (95) Farmland Enterprise: See SCC 30.28.037.
- (96) Public Events/Assemblies on Farmland: Such event or assembly shall:
- (a) Comply with the requirements of SCC 30.53A.800; and
  - (b) Not exceed two events per year. No event shall exceed two weeks in duration.
- (97) Bakery, Farm: The gross floor area of the use shall not exceed 1,000 square feet.
- (98) Recreational Facility Not Otherwise Listed in Ag-10 zone: See SCC 30.28.076.
- (99) Farm Stand: See SCC 30.28.039.
- (100) Farm Stand: Allowed as a Permitted Use (P) when sited on land designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan.
- (101) Farmers Market: Allowed as a Permitted Use (P) when sited on land designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan. Allowed as an Administrative Conditional Use (A) when sited on land not designated riverway commercial farmland, upland commercial farmland or local commercial farmland in the comprehensive plan.
- (102) Community Facilities for Juveniles in R-5 zones must be located within one mile of an active public transportation route at the time of permitting.
- (103) All community facilities for juveniles shall meet the performance standards set forth in SCC 30.28.025.
- (104) Personal wireless telecommunications service facilities: See chapter 30.28A SCC and landscaping standards in SCC 30.25.025.
- (105) Personal wireless telecommunications service facilities are subject to a building permit pursuant to SCC 30.28A.020 and the development standards

(a) On-farm site agricultural composting operations that comply with the requirements established in this section are allowed in the A-10 zone. These composting facilities and operations shall be constructed and operated in compliance with all applicable federal, state and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of the farm's Snohomish Conservation District Farm Plan or any other established nutrient management plan must be on file with the department when any application for a land use permit or approval is

submitted to the department for the development of an agricultural composting facility. Farm site agricultural composting operations shall also comply with the following criteria:

- (i) The composting operation shall be limited to 10 percent of the total farm site area;
- (ii) At least 50 percent of the composted materials shall be agricultural waste;
- (iii) At least 10 percent of the agricultural wastes must be generated on the farm site;
- (iv) A maximum of 500 cubic yards of unsuitable incidental materials accumulated in the agricultural waste such as rock, asphalt, or concrete over three inches in size may be stored at the farm composting facility until its proper removal. All incidental materials must be removed from the site yearly; and

- (v) A minimum of 10 percent of the total volume of the finished compost produced annually shall be spread on the farm site annually.

(b) In all other zones except A-10 where agriculture is a permitted use, incidental agricultural composting of agricultural waste generated on a farm site is permitted. The agricultural composting facility shall be constructed and operated in compliance with all applicable federal, state and local laws, statutes, rules and regulations. The Nutrient Management Plan portion of the farm's Snohomish Conservation District Farm Plan or any other established nutrient management plan must be on file with the department when any permit application is submitted to the department for the development of an agricultural composting facility.

(108) RESERVED for future use. (Urban Center Demonstration Program projects - DELETED by Ord. 09-079)

(109) Privately operated off-road vehicle (ORV) use areas shall be allowed by conditional use permit on Forestry and Recreation (F&R) zoned property designated Forest on the comprehensive plan future land use map. These areas shall be identified by an F&R ORV suffix on the zoning map. Privately operated ORV use areas are regulated pursuant to SCC 30.28.080, SCC 30.28.085 and other applicable county codes.

(110) Recreational Facility Not Otherwise Listed: Playing fields permitted in accordance with chapter 30.33B SCC are allowed as a Permitted Use (P) when sited on designated recreational land as identified on the future land use map in the county's comprehensive plan.

(111) Recreational Facility Not Otherwise Listed: Playing fields not permitted in accordance with chapter 30.33B SCC are allowed as an Administrative Conditional Use (A) when sited on designated recreational land as identified on the future land use map in the county's comprehensive plan.

(112) RESERVED for future use. (Transfer of Development Rights receiving area overlay - DELETED by Amended Ord. 13-064)

(113) Privately operated motocross racetracks are allowed by conditional use permit, and are regulated pursuant to SCC 30.28.100 and 30.28.105, and other applicable county codes. Motocross racetracks are allowed in the Forestry and Recreation (F&R) zone only on commercial forest lands.

(114) New AM radio towers are prohibited. AM radio towers either constructed before October 13, 2010, or with complete applications for all permits and approvals required for construction before October 13, 2010, shall not be considered nonconforming uses and they may be repaired, replaced, and reconfigured as to the number and dimensions of towers so long as the repair, replacement, or reconfiguration occurs on the parcel

1 where the tower was originally constructed or permitted and it does not  
2 increase the number of AM radio towers constructed on the parcel.  
3 (115) This use is prohibited in the R-5 zone with the Mineral Resource  
4 Overlay (MRO). Public park is a permitted use on reclaimed portions of  
5 mineral excavation sites with the MRO.  
6 (116) See cottage housing design standard requirements in chapter 30.41G  
7 SCC.  
8 (117) RESERVED for future use.  
9 (118) RESERVED for future use.  
10 (119) Only building mounted personal wireless communications facilities shall  
11 be permitted.  
12 (120) Allowed as a conditional use only with a Park-and-Pool Lot or a Park-  
13 and-Ride Lot.  
14 (121) Permitted as an incidental use with a permitted use, conditional use or  
15 administrative conditional use.  
16 (122) Products or merchandise offered for sale or storage by a business may  
17 be located outdoors; provided, that:  
18 (a) The area occupied by the display shall not exceed 500 square feet; and  
19 (b) Public sidewalks shall not be enclosed as space for sales or storage by fencing or  
20 other means that effectively limits public use of the sidewalk.  
21 (123) Such uses, except those as provided for in SCC 30.34A.010(4)(d), are  
22 permitted only in structures which are legally existing on May 29, 2010. Such  
23 uses, except those as provided for in SCC 30.34A.010(4)(d), shall also  
24 comply with subsection (122) of this section.  
25 (124) The minimum lot size for marijuana related facilities is 100,000 square  
26 feet. Marijuana production is allowed indoors and outdoors. Marijuana  
27 processing is only allowed when there is a marijuana production facility on  
28 site. Marijuana facilities are subject to special setbacks pursuant to SCC  
29 30.23.110(28).  
30 (125) Marijuana production and processing is permitted indoors only; no  
31 outdoor production or processing is allowed.  
32 (126) Notwithstanding all other provisions of this chapter, marijuana collective  
33 gardens, collective garden dispensaries, or access points in operation as of  
34 November 1, 2013, shall be permitted uses in their current locations through  
35 December 31, 2015, provided that the use complies with all state laws related  
36 to medical marijuana and maintains a current certificate of occupancy. Such  
37 uses must close or relocate to a zone where they are a permitted use on or  
38 before January 1, 2016. New marijuana collective gardens, collective garden  
39 dispensaries, or access points after November 1, 2013 shall only be  
40 permitted in the zones specified in this chapter.

41  
42 Section 4. Snohomish County Code Section 30.41F.050, adopted by Amended Ordinance  
43 No. 07-022 on April 23, 2007, is amended to read:  
44

45 **30.41F.050 Provisions for public safety.**  
46

Pursuant to SCC (~~(30.53A.150)~~) 30.53A.512, the required width of a fire lane shall not be obstructed in any manner, at any time, including parking of vehicles. The developer and/or builder shall consult with the applicable fire district/department during a pre-construction meeting regarding maintenance of fire lane access throughout construction. Fire lane and no parking signage shall be provided pursuant to chapter 30.27 SCC.

Section 5. Snohomish County Code Section 30.53B.060, adopted by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

**30.53B.060 Subsection 404.2 amended - compliance.**

Subsection 404.2 is amended to read as follows:

Whenever such notice is posted, the Building Official shall include a notification reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a certificate of occupancy has been issued pursuant to the provisions of (~~SCC 30.52A.130~~) chapter 30.50 SCC.

Section 6. Snohomish County Code Section 30.63A.870, adopted by Amended Ordinance No. 10-026 on June 9, 2010, is amended to read:

**30.63A.870 Process for construction acceptance.**

When the applicant or owner requests construction acceptance of drainage facilities for purposes of recording a final subdivision or short subdivision pursuant to chapter 30.41A or 30.41B SCC, or for purposes of obtaining a certificate of occupancy for single-family detached units (SFDUs) or for other types of commercial projects pursuant to (~~SCC 30.52A.130~~) chapter 30.50 SCC, the department shall perform a drainage inspection pursuant to SCC 30.63A.860(6) to determine whether the construction has been completed in conformance with the approved stormwater site plan.

Section 7. Snohomish County Code Section 30.83.010, last amended by Amended Ordinance No. 07-084 on September 5, 2007, is amended to read:

**30.83.010 Code interpretations.**

(1) This chapter is intended to provide a process for administrative interpretation of the provisions of this title. Code interpretations:

- (a) Clarify ambiguous provisions of the code applied to a specific project;
- (b) Determine nonconforming rights;
- (c) Determine whether a use is allowed in a particular zone; and
- (d) Interpret the meaning of terms.

(2) This chapter applies to written interpretations of this title. This chapter does not apply to:

(a) Interpretations relating to the (~~Fire Code~~) fire code, chapter 30.53A SCC, which are made by the fire marshal (~~pursuant to section 104.4 of the Fire Code~~); and

(b) Interpretations relating to the construction codes, chapters ((30.52A)) 30.50 - 30.52G SCC, which are made by the building official or fire marshal pursuant to SCC 30.50.020(2).

Section 8. Snohomish County Code Section 30.85.090, last amended by Amended Ordinance No. 08-101 on March 25, 2009, is amended to read:

**30.85.090 Citation.**

(1) Violations of the following provisions of Snohomish County Code shall be subject to the citation and/or criminal provisions set forth in this chapter:

- (a) Junkyard conditions in urban zones (SCC 30.22.100 or SCC 30.65.285);
- (b) Recreational vehicle occupancy (SCC 30.22.100, 30.22.110, 30.22.120 or 30.22.130(19)(b) and (c) or SCC 30.65.285);
- (c) Tree retention (SCC 30.25.016(1))
- (d) Illegal signs (chapter 30.27 SCC);
- (e) Noise standards (chapter 10.01 SCC, except public disturbance noises as defined by SCC 10.01.040);
- (f) Fence height (~~((SCC 30.52A.148(1)(c) or SCC 30.23.100(3)))~~) (SCC 30.50.308 or SCC 30.23.100);
- (g) Erosion control measures and best management practices (chapter 30.63A SCC);
- (h) Overcrowding beyond building capacity or blocking means of egress (SCC 30.53A.382);
- (i) Obstruction of fire apparatus access roads (SCC 30.53A.512);
- (j) Means of egress (SCC 30.53A.010, Section ((4028)) 1030 IFC);
- (k) Burn permit (SCC 30.53A.298);
- (l) Stop work order (SCC 30.85.230); and
- (m) Emergency order (SCC 30.85.240).

(2) Issuance of the citation is a final determination and a fine will be assessed in accordance with SCC Table 30.85.130.

(3) Payment of a fine assessed under the citation shall not relieve the person(s) named in the citation of any obligation to cure, abate or stop the violation(s).

(4) A citation may be modified or withdrawn by the department at any time it was issued in error.

(5) Each day a person violates or fails to comply with a provision of this section may be considered a separate violation for which a citation may be issued, including the period pending a contested hearing.

Section 9. Snohomish County Code Section 30.85.130, last amended by Amended Ordinance No. 08-101 on January, 21 2009, is amended to read:

**30.85.130 Fines for citations.**

**Table 30.85.130 Fines for Citations**

	FIRST VIOLATION	REPEAT VIOLATION <sup>2</sup>	MULTIPLE REPEAT VIOLATIONS <sup>2</sup>
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RELATING TO THE CONSTRUCTION CODES; CORRECTING INADVERTENT ERRORS AND INCONSISTENCIES IN TITLE 30 SCC; AMENDING SECTIONS 30.22.130, 30.41F.050, 30.53B.060, 30.63A.870, 30.83.010, 30.85.090 AND 30.85.130 OF THE SNOHOMISH COUNTY CODE

CODE PROVISION	Non-commercial <sup>1</sup>	Commercial	Non-commercial <sup>1</sup>	Commercial	Non-commercial <sup>1</sup>	Commercial
<b>Junkyard conditions in Urban Zone</b> SCC 30.22.100 or SCC 30.65.285	\$150	\$250	\$300	\$500	\$500	\$700
<b>RV occupancy</b> SCC 30.22.100, 30.22.110, 30.22.120, 30.22.130(19)(b)&(c) or SCC 30.65.285	\$150	\$250	\$300	\$500	\$500	\$700
<b>Tree Retention (per tree)<sup>3</sup></b> <b>SCC 30.25.016(1)</b>	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
<b>Non-permitted sign</b> Chapter 30.27 SCC	\$150	\$250	\$300	\$500	\$500	\$700
<b>Noise prevention</b> Chapter 10.01 SCC	\$150	\$250	\$300	\$500	\$500	\$700
<b>Fence height</b> ((SCC 30.52A.148(1)(c), or SCC 30.23.100(3))) <u>SCC 30.50.308 or SCC 30.23.100</u>	\$150	\$250	\$300	\$500	\$500	\$700
<b>Erosion control measures</b> Chapter 30.63A SCC	\$150	\$250	\$300	\$500	\$500	\$700
<b>Overcrowding building or egress</b> SCC 30.53A.382	NA	\$250	NA	\$500	\$500	\$700
<b>Obstruction of fire access roads</b> SCC 30.53A.512	\$150	\$250	\$300	\$500	\$500	\$700
<b>Means of egress</b> SCC 30.53A.010; Section ((1028)) <u>1030 IFC</u>	NA	\$250	NA	\$500	\$500	\$700
<b>Burn permit</b> SCC 30.53A.298	\$150	\$250	\$300	\$500	\$500	\$700
<b>Stop work order</b> SCC 30.85.230	\$300	\$500	\$600	\$1,000	\$1,000	\$1,500
<b>Emergency order</b> SCC 30.85.240	\$450	\$750	\$500	\$1,500	\$700	\$2,100

<sup>1</sup> See SCC 30.85.135 as definition

<sup>2</sup> Pursuant to SCC 30.85.280.

<sup>3</sup> *If the trees removed constitute no more than the lesser of 5 significant trees or 5% of the total number of significant trees on the site the fine shall be \$1,000 per tree.\**

Section 10. Severability and savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by the Growth Management Hearings Board or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this

1 ordinance. Provided, however, that if any section, sentence, clause, or phrase of this ordinance  
2 is held to be invalid by a court of competent jurisdiction, then the section, sentence, clause, or  
3 phrase in effect prior to the effective date of this ordinance shall be in full force and effect for  
4 that individual section, sentence, clause, or phrase as if this ordinance had never been adopted.  
5

6  
7 PASSED this \_\_\_\_ day of \_\_\_\_\_, 2014.  
8  
9

10  
11 ATTEST:

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

12  
13 \_\_\_\_\_  
14 Clerk of the Council

\_\_\_\_\_  
Council Chairperson

15  
16 ( ) APPROVED

17  
18 ( ) EMERGENCY

19  
20 ( ) VETOED

21 DATE: \_\_\_\_\_  
22  
23

24  
25  
26 ATTEST: \_\_\_\_\_  
27  
28

\_\_\_\_\_  
County Executive

29  
30  
31  
32 Approved as to form only:  
33

34   
35 \_\_\_\_\_  
36 Deputy Prosecuting Attorney  
37





**Snohomish County**  
**Planning and Development Services**

John Lovick  
County Executive

Clay White, Director  
3000 Rockefeller Avenue M/S #604  
Everett, WA 98201-4046  
(425) 388-3311 FAX (425) 388-3832

**MEMORANDUM**

**To:** County Council

**From:** Clay White  
Director, Planning and Development Services

**Date:** September 2, 2014

**Regarding:** Action Item: September 16, 2014 Planning Committee Briefing for  
2014 Code Corrections related to the Construction Codes (Subject to  
Introduction)

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**Subject:** 2014 Code Corrections – Relating to Sections of Code Implementing  
Provisions of the International Codes (I-Codes)

**In Brief:** This proposed ordinance contains code corrections to address incorrect  
code cross-references and citations created from previous code  
amendments and from the county's adoption of the 2012 Washington  
State Building Codes (the 2012 Washington State Building Codes  
include adoption of the I-Codes with amendments). The administrative  
provisions of the county's construction codes were reorganized as part  
of the adoption of the 2012 state building codes, and this created  
inconsistent cross-references.

**Request of the  
Committee:** Request county council consideration of this ordinance for legislative  
action via public hearing.

**Background  
Information:** Title 30 of the Snohomish County Code (SCC), the Unified  
Development Code, was initially adopted in December 2002 and has  
been periodically updated since. Code correction amendments are  
intended to rectify minor inadvertent errors in Title 30 SCC that are  
generally non-substantive in nature which cannot be addressed by the  
county code reviser through the authority in SCC 1.02.020(2).

This is a non-project proposal for correction/minor revision of Title 30  
SCC. The inadvertent errors and inconsistencies identified for

correction in this ordinance include inaccurate citations and cross-references left in the code during previous amendments and inconsistencies created as part of the adoption of the 2012 state building codes (I-Codes).

A memorandum dated June 5, 2014, from Eileen Canola, PDS Planner, to Snohomish County Executive John Lovick and Stephen Clifton, Executive Director, and copied to the Councilmembers and Will Hall, Legislative Analyst, transmitted six 2012 I-Code-related ECAFs to the Executive's Office. In the memorandum Ms. Canola identified that adoption of two of the ordinances in the package of ordinances relating to I-Codes would create an incorrect code cross-reference in sections of the Snohomish County Code (chapter 30.85 SCC). It was noted in the memorandum that creation of the inconsistency would not affect the ability to enforce the provisions of the code.

The memorandum dated June 5, 2014, identified a remedy for updating the inconsistent cross-references that would be created on adoption of updated I-Codes, which would avoid the need to take the full package of I-Code-related amendments through the Planning Commission hearing and recommendation process. (Updates to SCC related to I-Code updates are not required to be reviewed by the Planning Commission. The section of code that would include the inconsistent cross-reference upon adoption of the I-Codes is subject to Planning Commission hearing and recommendation.)

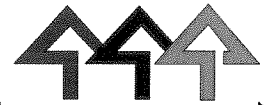
Council adopted a package of six ordinances to update the SCC related to the 2012 I-Codes following a hearing on August 27, 2014. At its regular meeting on August 26, 2014, the Planning Commission recommended the amendments in the ordinance attached that provides the remedy for the inconsistencies in code created on adoption of the I-Code update ordinances on August 27, 2014. (The amendments recommended by the Planning Commission also correct the inaccurate citations and cross-references left in the code during previous amendments associated with I-Code updates.)

In total, this ordinance would amend seven code sections.

The proposed corrections are consistent with and help to implement the goals, objectives, and policies in the county's Growth Management Act Comprehensive Plan. The proposal helps to provide consistency in permit processing and code interpretation.

**Lead Staff:** Eileen Canola, Project Manager, Planner,  
[Eileen.Canola@snoco.org](mailto:Eileen.Canola@snoco.org) or 425-388-3311, ext. 2253

**cc:** Stephen Clifton, Executive's Office  
Mike McCrary, Fire Marshal, PDS  
Barb Mock, Manager, PDS  
Eileen Canola, Sr. Planner, PDS



Snohomish County

PLANNING & DEVELOPMENT SERVICES

M/S #604

**SNOHOMISH COUNTY PLANNING COMMISSION**

August 28, 2014

The Honorable John Lovick, County Executive  
Snohomish County Administration Building  
3000 Rockefeller Avenue M/S 407  
Everett, WA 98201-4046

SUBJECT: Planning Commission Recommendation Regarding 2014  
Code Corrections – Relating to Sections of Code  
Implementing Provisions of the International Codes (I-  
Codes)

Dear Mr. Lovick:

The Snohomish County Planning Commission, at a briefing held on July 22, 2014, and at a public hearing held on August 26, 2014, reviewed and discussed the proposal for code corrections that are related to the County's construction codes. At the public hearing, updated draft findings were presented to the Planning Commission for its consideration.

A motion was made by Commissioner Hannam and seconded by Commissioner Ash to recommend approval of the 2014 Code Corrections Relating to Sections of Code Implementing Provisions of the International Code (I-Code) as presented. The Planning Commission voted 7 in favor, 0 opposed, and 0 abstentions to recommend that the County Council adopt the proposed code amendments.

This recommendation was made following the close of the August 26, 2014 public hearing, after due consideration of information presented.

Respectfully submitted,

SNOHOMISH COUNTY PLANNING COMMISSION

Simon Ferratta, Vice-Chairman  
Snohomish County Planning Commission

Copy to:

Simon Farretta, Vice-Chair Snohomish County Planning Commission  
Merle Ash, Member, Snohomish County Planning Commission  
Angeline Fowler, Member, Snohomish County Planning Commission  
Douglas Hannam, Member, Snohomish County Planning Commission  
Darrel McLaughlin, Member, Snohomish County Planning Commission  
Cheryl Stanford, Member, Snohomish County Planning Commission  
Daniel Strandy, Member, Snohomish County Planning Commission  
Ed Taft, Member, Snohomish County Planning Commission



**Snohomish County**  
**Planning and Development Services**

John Lovick  
County Executive

Clay White, Director  
3000 Rockefeller Avenue M/S #604  
Everett, WA 98201-4046  
(425) 388-3311 FAX (425) 388-3832

**M E M O R A N D U M**

**TO:** Snohomish County Planning Commission  
Clay White, Planning Commission Secretary

**FROM:** Eileen Canola, Planner  
Planning and Development Services

**DATE:** July 9, 2014

**SUBJECT:** Staff Report for 2014 Code Corrections – Relating to Sections of Code  
Implementing Provisions of the International Codes (I-Codes)

---

This staff report is provided in advance of the 2014 Code Corrections ordinance briefing by Planning and Development Services (PDS) at the July 22, 2014 Planning Commission meeting.

The proposed amendments in this staff report, in part, will address code inconsistencies created by another proposal (I-Code Update) that is currently under review by the County Council, but has not yet been scheduled for a public hearing. This staff report assumes the amendments contained in the I-Code Update proposal, as transmitted to the County Council. If the County Council takes action and modifies those proposed amendments prior to the Planning Commission hearing on this proposal, PDS will apprise the Planning Commission, and if necessary, propose modifications to this proposal to ensure consistency.

**Introduction:**

The 2014 Code Correction project contains many proposed amendments and therefore is multi-phased. The Planning Commission previously reviewed the Phase I Code Correction amendments in April and May of 2014. The amendments contained in this proposal are part of the Phase II Code Correction project. There are additional code corrections for the Phase II Code Correction project that PDS staff is completing, and which will be presented to the Planning Commission for its review.

This is a non-project proposal for correction/minor revision of Title 30 of the Snohomish County Code (SCC) pertaining to the construction codes (building code, residential code) and the fire code. These particular code corrections are packaged separately from the remaining Phase II code corrections for the following reason: The County Council is in the process of reviewing a proposal (I-Code Update) to address a mandated periodic update to the county's construction codes and fire code, and this Code Correction proposal addresses inconsistent code citation references created by the I-Code proposal as well as existing inconsistent code citations related to sections of code implementing provisions of the I-Codes. The Planning Commission did not review the I-Code Update proposal as it is exempt from Planning Commission review, 60-day notice to Commerce and SEPA review.

Title 30 SCC, the Unified Development Code (UDC) was initially adopted in December 2002, and has since been periodically updated. The intent of code correction amendments is to rectify minor inadvertent errors which cannot be addressed by the county code reviser through the authority in SCC 1.02.020(2) and that are generally non-substantive in nature.

General guidelines/criteria that aid in determining if a proposal qualifies as a code correction have been established for previous code correction processes. The criteria are intended as guiding principles and a code correction would typically meet most if not all of the five criteria. Revisions to Title 30 SCC meeting this description will be included in a code correction ordinance. Prior to the 2014 Code Correction project, the most recent code correction ordinance was approved in March 2012. The criteria are as follows:

Does the proposed correction:

1. Solve an obvious error?
2. Solve a problem or provide consistency?
3. Have a simple need, scope and result which are obvious and do not require team review?
4. Involve minimal code drafting time?
5. Have limited latitude for interpretation of meaning and generally does not result in corrections to multiple code sections?
6. Have minor implementation consequences?

### **Analysis**

The proposed code amendments for this proposal are contained in Attachment 2 and are in context of their respective code sections. The proposed code amendments are also contained in Attachment 3 in a table format with corresponding rationale for the amendments.

### **Environmental Review**

A State Environmental Policy Act (SEPA) Determination is required for amendments

to Title 30 SCC. The SEPA review will be completed prior to the Planning Commission hearing on this proposal.

**Findings:**

The attached draft findings listed in Attachment 1 are provided to the Planning Commission for consideration when it makes its recommendation to the County Council.

**Conclusions:**

1. The code corrections are consistent with and comply with the procedural and substantive requirements of the GMA.
2. The corrections are consistent with Washington State law and the Snohomish County Code.
3. The actions of the ordinance would not result in an unconstitutional taking of private property for a public purpose.

**Recommendation:**

Based on the recommended findings (Attachment 1) and conclusions contained in this staff report, PDS recommends that the 2014 Code Corrections relating to sections of code implementing provisions of the I-Codes be **Approved**.

This recommendation is assuming the I-Code Update proposed amendments, as transmitted to the County Council.

**Action Requested:**

Following the briefing, it is requested the Planning Commission hold a public hearing to consider the proposal and provide a recommendation to the County Council. The Planning Commission can recommend approval of the corrections as proposed (with findings of fact), denial of the proposal (with findings of fact), or amend the proposal (with findings of fact).

**Attachments:**

Attachment 1	Draft Substantive and Procedural Findings for 2014 Code Corrections – Relating to Sections of Code Implementing Provisions of the I-Codes
Attachment 2	Proposed Amendments for 2014 Code Corrections – Relating to Sections of Code Implementing Provisions of the I-Codes
Attachment 3	Summary Matrix with Rationale for Proposed Amendments for 2014 Code Corrections – Relating to Sections of Code Implementing Provisions of the I-Codes

Attachment 1  
Draft Substantive and Procedural Findings for 2014 Code Corrections – Relating to  
Sections of Code Implementing Provisions of the I-Codes

CORRECTING INADVERTENT ERRORS AND INCONSISTENCIES IN THE UNIFIED  
DEVELOPMENT CODE, AMENDING SECTIONS 30.22.130, 30.41F.050, 30.53B.060,  
30.63A.870, 30.83.010, 30.85.090 AND 30.85.130 OF THE SNOHOMISH COUNTY  
CODE

**Substantive Findings:**

1. This ordinance is necessary to correct certain inadvertent errors and inconsistencies in Title 30 SCC which cannot be addressed by the county code reviser through the authority in SCC 1.02.020(2).
2. This proposal is consistent with the following goal, objective and policy contained in the county's Growth Management Act (GMA) Comprehensive Plan (GMACP):
  - a. Goal ED 1 "Promote the maintenance and enhancement of a healthy economy."
  - b. Objective ED 2.A "Develop and maintain a regulatory system that is fair, understandable, coordinated and timely."
  - c. ED Policy 2.A.1 "Snohomish County shall ensure that revisions to the Snohomish County Code result in a more understandable, accessible, and user friendly document which eliminates unnecessary and clarifies confusing code provisions."

**Procedural Findings:**

1. The Snohomish County Planning Commission (planning commission) held a briefing on July 22, 2014, concerning the code amendments contained in this ordinance.
2. The planning commission held a public hearing on \_\_\_\_\_, 2014 to receive public testimony concerning the code amendments contained in this ordinance.
3. At the conclusion of the planning commission's public hearing, the planning commission voted to recommend approval of the code corrections with amendments contained in this ordinance, as set forth in its recommendation letter dated \_\_\_\_\_, 2014.
4. This ordinance will amend Title 30 of the Snohomish County Code (SCC).
5. Procedural requirements.
  - a. This ordinance is consistent with state law and chapter 30.73 SCC.
  - b. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to the Washington State Department of Commerce for distribution to state agencies on \_\_\_\_, 2014.



Attachment 1

Draft Substantive and Procedural Findings for 2014 Code Corrections – Relating to  
Sections of Code Implementing Provisions of the I-Codes

- c. Pursuant to Chapter 43.21C RCW, a State Environmental Policy Act (SEPA) threshold Determination of Nonsignificance for the code amendments contained in this ordinance was issued on \_\_\_\_\_, 2014.
  - d. The public participation process used in the adoption of this ordinance has complied with all applicable requirements of the GMA and the SCC.
  - e. As required by RCW 36.70A.370, the Washington State Attorney General last issued an advisory memorandum in December of 2006 entitled “Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property” to help local governments avoid the unconstitutional taking of private property. The process outlined in the State Attorney General’s 2006 advisory memorandum was used by the County in objectively evaluation the regulatory changes proposed by this ordinance.
6. This ordinance is consistent with the record.
- a. On December 9, 2002, the county adopted the Unified Development Code (UDC) in Title 30 of the SCC to consolidate and streamline county land use and development codes to eliminate duplication, inconsistency, and ambiguity.
  - b. This ordinance will amend several sections of Title 30 SCC. The inadvertent errors and inconsistencies identified for correction in this ordinance include outdated or inaccurate citations and cross-references and missing language that was accidentally omitted or deleted during previous amendments.

Attachment 2  
Proposed Phase II Code Corrections Pertaining to the Construction Codes and Fire  
Code

**30.22.130(87) Reference notes for use matrix.**

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**(87) Wedding Facility:**

- (a) Such use is permitted only:
  - (i) on vacant and undeveloped land;
  - (ii) on developed land, but entirely outside of any permanent structure;
  - (iii) partially outside of permanent structures and partially inside of one or more permanent structures which were legally existing on January 1, 2001; or
  - (iv) entirely inside of one or more permanent structures which were legally existing on January 1, 2001;
- (b) The applicant shall demonstrate that the following criteria are met with respect to the activities related to the use:
  - (i) compliance with the noise control provisions of chapter 10.01 SCC;
  - (ii) adequate vehicular site distance and safe turning movements exist at the access to the site consistent with the EDDS as defined in title 13 SCC; and
  - (iii) adequate sanitation facilities are provided on site pursuant to chapter ~~((30.52A))~~ 30.50 SCC and applicable Snohomish Health District provisions;
- (c) Adequate on-site parking shall be provided for the use pursuant to SCC 30.26.035;
- (d) A certificate of occupancy shall be obtained pursuant to chapter ~~((30.52A))~~ 30.50 SCC for the use of any existing structure ~~((The certificate of occupancy shall be subject to an annual inspection and renewal pursuant to SCC 30.53A.060 to ensure building and fire code compliance))~~;
- (e) In the A-10 zone, the following additional requirements apply:
  - (i) the applicant must demonstrate that the use is accessory to the primary use of the site for agricultural purposes and supports, promotes or sustains agricultural operations and production;
  - (ii) the use must be located, designed, and operated so as to not interfere with, and to support the continuation of, the overall agricultural use of the property and neighboring properties;
  - (iii) the use and all activities and structures related to the use must be consistent with the size, scale, and intensity of the existing agricultural use of the property and the existing buildings on the site;
  - (iv) the use and all activities and structures related to the use must be located within the general area of the property that is already developed for buildings and residential uses;
  - (v) the use and all activities and structures related to the use shall not convert more than one acre of agricultural land to nonagricultural uses; and
  - (vi) any land disturbing activity required to support the use shall be limited to preserve prime farmland.

**30.41F.050 Provisions for public safety.**

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Pursuant to SCC ~~((30.53A.150))~~ 30.53A.512, the required width of a fire lane shall not be obstructed in any manner, at any time, including parking of vehicles. The developer and/or builder shall consult with the applicable fire district/department during a pre-construction meeting regarding maintenance of fire lane access throughout construction. Fire lane and no parking signage shall be provided pursuant to chapter 30.27 SCC.

Attachment 2  
Proposed Phase II Code Corrections Pertaining to the Construction Codes and Fire  
Code

**30.53B.060 Subsection 404.2 amended - compliance.**

Subsection 404.2 is amended to read as follows:

Whenever such notice is posted, the Building Official shall include a notification reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a certificate of occupancy has been issued pursuant to the provisions of ~~((SCC 30.52A.130))~~ chapter 30.50 SCC.

**30.63A.870 Process for construction acceptance.**

When the applicant or owner requests construction acceptance of drainage facilities for purposes of recording a final subdivision or short subdivision pursuant to chapter 30.41A or 30.41B SCC, or for purposes of obtaining a certificate of occupancy for single-family detached units (SFDUs) or for other types of commercial projects pursuant to ~~((SCC 30.52A.130))~~ chapter 30.50 SCC, the department shall perform a drainage inspection pursuant to SCC 30.63A.860(6) to determine whether the construction has been completed in conformance with the approved stormwater site plan.

**30.83.010 Code interpretations.**

(1) This chapter is intended to provide a process for administrative interpretation of the provisions of this title. Code interpretations:

- (a) Clarify ambiguous provisions of the code applied to a specific project;
- (b) Determine nonconforming rights;
- (c) Determine whether a use is allowed in a particular zone; and
- (d) Interpret the meaning of terms.

(2) This chapter applies to written interpretations of this title. This chapter does not apply to:

- (a) Interpretations relating to the ~~((Fire Code))~~ fire code, chapter 30.53A SCC, which are made by the fire marshal ~~((pursuant to section 101.4 of the Fire Code))~~; and
- (b) Interpretations relating to the construction codes, chapters ~~((30.52A))~~ 30.50 - 30.52G SCC, which are made by the building official or fire marshal pursuant to SCC 30.50.020(2).

**30.85.090 Citation.**

(1) Violations of the following provisions of Snohomish County Code shall be subject to the citation and/or criminal provisions set forth in this chapter:

- (a) Junkyard conditions in urban zones (SCC 30.22.100 or SCC 30.65.285);
- (b) Recreational vehicle occupancy  
(SCC 30.22.100, 30.22.110, 30.22.120 or 30.22.130(19)(b) and (c) or SCC 30.65.285);
- (c) Tree retention (SCC 30.25.016(1))
- (d) Illegal signs (chapter 30.27 SCC);
- (e) Noise standards (chapter 10.01 SCC, except public disturbance noises as defined by SCC 10.01.040);

Attachment 2  
Proposed Phase II Code Corrections Pertaining to the Construction Codes and Fire Code

- (f) Fence height (~~((SCC 30.52A.148(1)(c) or SCC 30.23.100(3)))~~) (SCC 30.50.308 or SCC 30.23.100);
- (g) Erosion control measures and best management practices (chapter 30.63A SCC);
- (h) Overcrowding beyond building capacity or blocking means of egress (SCC 30.53A.382);
- (i) Obstruction of fire apparatus access roads (SCC 30.53A.512);
- (j) Means of egress (SCC 30.53A.010, Section ~~((4028))~~1030 IFC);
- (k) Burn permit (SCC 30.53A.298);
- (l) Stop work order (SCC 30.85.230); and
- (m) Emergency order (SCC 30.85.240).

(2) Issuance of the citation is a final determination and a fine will be assessed in accordance with SCC Table 30.85.130.

(3) Payment of a fine assessed under the citation shall not relieve the person(s) named in the citation of any obligation to cure, abate or stop the violation(s).

(4) A citation may be modified or withdrawn by the department at any time it was issued in error.

(5) Each day a person violates or fails to comply with a provision of this section may be considered a separate violation for which a citation may be issued, including the period pending a contested hearing.

**30.85.130 Fines for citations.**

**Table 30.85.130 Fines for Citations**

CODE PROVISION	FIRST VIOLATION		REPEAT VIOLATION <sup>2</sup>		MULTIPLE REPEAT VIOLATIONS <sup>2</sup>	
	Non-commercial <sup>1</sup>	Commercial	Non-commercial <sup>1</sup>	Commercial	Non-commercial <sup>1</sup>	Commercial
<b>Junkyard conditions in Urban Zone</b> SCC 30.22.100 or SCC 30.65.285	\$150	\$250	\$300	\$500	\$500	\$700
<b>RV occupancy</b> SCC 30.22.100, 30.22.110, 30.22.120, 30.22.130(19)(b)&(c) or SCC 30.65.285	\$150	\$250	\$300	\$500	\$500	\$700
<b>Tree Retention (per tree)<sup>3</sup> SCC 30.25.016(1)</b>	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
<b>Non-permitted sign</b> Chapter 30.27 SCC	\$150	\$250	\$300	\$500	\$500	\$700
<b>Noise prevention</b> Chapter 10.01 SCC	\$150	\$250	\$300	\$500	\$500	\$700

Attachment 2  
Proposed Phase II Code Corrections Pertaining to the Construction Codes and Fire Code

<b>Fence height</b> ((SCC 30.52A.148(1)(c) or SCC 30.23.100(3))) <u>SCC 30.50.308 or SCC 30.23.100</u>	\$150	\$250	\$300	\$500	\$500	\$700
<b>Erosion control measures</b> Chapter 30.63ASCC	\$150	\$250	\$300	\$500	\$500	\$700
<b>Overcrowding building or egress</b> SCC30.53A.382	NA	\$250	NA	\$500	\$500	\$700
<b>Obstruction of fire access roads</b> SCC30.53A.512	\$150	\$250	\$300	\$500	\$500	\$700
<b>Means of egress</b> SCC30.53A.010; Section ((1028)) <u>1030</u> IFC	NA	\$250	NA	\$500	\$500	\$700
<b>Burn permit</b> SCC30.53A.298	\$150	\$250	\$300	\$500	\$500	\$700
<b>Stop work order</b> SCC 30.85.230	\$300	\$500	\$600	\$1,000	\$1,000	\$1,500
<b>Emergency order</b> SCC 30.85.240	\$450	\$750	\$500	\$1,500	\$700	\$2,100

<sup>1</sup> See SCC 30.85.135 as definition

<sup>2</sup> Pursuant to SCC 30.85.280.

<sup>3</sup> *If the trees removed constitute no more than the lesser of 5 significant trees or 5% of the total number of significant trees on the site the fine shall be \$1,000 per tree.\**

Attachment 3

Explanatory Summary Matrix for 2014 Code Corrections – Relating to Sections of Code  
Implementing Provisions of the I-Codes

Attachment 3  
Explanatory Summary Matrix for 2014 Code Corrections – Relating to Sections of Code Implementing Provisions of the I-Codes

ID	Location of Cross-reference Inconsistency	Incorrect Code Reference	Why is it incorrect?	Proposed Correction
1	<p><b>30.22.130(87) (b) and (d) Reference notes for use matrix- Wedding facilities</b></p> <p>(b) The applicant shall demonstrate that the following criteria are met with respect to the activities related to the use:</p> <p>(i) compliance with the noise control provisions of chapter 10.01 SCC;</p> <p>(ii) adequate vehicular site distance and safe turning movements exist at the access to the site consistent with the EDDS as defined in title 13 SCC; and</p> <p>(iii) adequate sanitation facilities are provided on site pursuant to chapter 30.52A SCC and applicable Snohomish Health District provisions;</p> <p>(d) A certificate of occupancy shall be obtained pursuant to chapter 30.52A SCC for the use of any existing structure. The certificate of occupancy shall be subject to an annual inspection and renewal pursuant to SCC 30.53A.060 to ensure building and fire code compliance;</p>	SCC 30.53A.060	<ul style="list-style-type: none"> <li>This code correction is to address the I-Code Update proposal, which would change the code reference from chapter 30.52A to chapter 30.50 SCC</li> <li>Section 30.53A.060 does not exist in chapter 30.53A SCC, and this reference is not necessary for Wedding Facilities in the Use Matrix because certificates of occupancies are adequately addressed in chapter 30.50 SCC.</li> </ul>	<p>(b) The applicant shall demonstrate that the following criteria are met with respect to the activities related to the use:</p> <p>(i) compliance with the noise control provisions of chapter 10.01 SCC;</p> <p>(ii) adequate vehicular site distance and safe turning movements exist at the access to the site consistent with the EDDS as defined in title 13 SCC; and</p> <p>(iii) adequate sanitation facilities are provided on site pursuant to chapter <del>((30.52A))</del> <u>30.50</u> SCC and applicable Snohomish Health District provisions;</p> <p>(d) A certificate of occupancy shall be obtained pursuant to chapter <del>((30.52A))</del> <u>30.50</u> SCC for the use of any existing structure <del>((The certificate of occupancy shall be subject to an annual inspection and renewal pursuant to SCC 30.53A.060 to ensure building and fire code compliance))</del>;</p>
2	<p><b>30.41F.050 - Provisions for public safety</b></p> <p>Pursuant to SCC 30.53A.150, the required width of a fire lane shall not be obstructed in any manner, at any time, including parking of vehicles. The developer and/or builder shall consult with the applicable fire district/department during a pre-construction meeting regarding maintenance of fire lane access throughout construction. Fire lane and no parking signage shall be provided pursuant to chapter 30.27 SCC.</p>	SCC 30.53A.150	This provision SCC 30.53A.150, directs to "Warrant" regarding inspection warrants, not fire lane width	Pursuant to SCC <del>((30.53A.150))</del> <u>30.53A.512</u> , the required width of a fire lane shall not be obstructed in any manner, at any time, including parking of vehicles. The developer and/or builder shall consult with the applicable fire district/department during a pre-construction meeting regarding maintenance of fire lane access throughout construction. Fire lane and no parking signage shall be provided pursuant to chapter 30.27 SCC.
3	<p><b>30.53B.060 Subsection 404.2 amended - compliance.</b></p> <p>"Subsection 404.2 is amended to read as follows:</p> <p>Whenever such notice is posted, the Building Official shall include a notification reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a certificate of occupancy has been issued pursuant to the provisions of SCC 30.52A.130."</p>	SCC 30.52A.130	<ul style="list-style-type: none"> <li>The code cross-reference SCC 30.52A.130 is incorrect, it is to "Department Records" not certificate of occupancy as stated in 30.53B.060.404.2.</li> <li>This code correction is to address the I-Code Update proposal, which will change the cross reference to chapter 30.50 SCC.</li> </ul>	Whenever such notice is posted, the Building Official shall include a notification reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building under permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition or removal have been completed and a certificate of occupancy has been issued pursuant to the provisions <del>((of SCC 30.52A.130))</del> <u>in chapter 30.50 SCC</u> .
4	<p><b>30.63A.870 Process for construction acceptance</b></p> <p>When the applicant or owner requests construction acceptance of drainage facilities for purposes of recording a final subdivision or short subdivision pursuant to chapter 30.41A or 30.41B SCC, or for purposes of obtaining a certificate of occupancy for single-family detached units (SFDUs) or for other types of commercial projects pursuant to SCC 30.52A.130, the department shall perform a drainage inspection pursuant to SCC 30.63A.860(6) to determine whether the construction has been completed in conformance with the approved stormwater site plan</p>	SCC 30.52A.130	The code cross-reference SCC 30.52A.130 is to "Department Records" not certificate of occupancy as stated in 30.63A.870	When the applicant or owner requests construction acceptance of drainage facilities for purposes of recording a final subdivision or short subdivision pursuant to chapter 30.41A or 30.41B SCC, or for purposes of obtaining a certificate of occupancy for single-family detached units (SFDUs) or for other types of commercial projects pursuant to <del>((SCC 30.52A.130))</del> <u>chapter 30.50 SCC</u> , the department shall perform a drainage inspection pursuant to SCC 30.63A.860(6) to determine whether the construction has been completed in conformance with the approved stormwater site plan
5	<p><b>30.83.010 - Code interpretations</b></p> <p>"(2) This chapter applies to written interpretations of this title. This chapter does not apply to:</p> <p>(a) Interpretations relating to the Fire Code, chapter 30.53A, which are made by the fire marshal pursuant to section 101.4 of the Fire Code; and"</p>	section 101.4 of the Fire Code	<ul style="list-style-type: none"> <li>This cross reference, section 101.4 of the Fire Code, does not exist in the fire code, (chapter 30.53A SCC).</li> <li>The term "SCC" was missing from (2)(a) when referencing the fire code</li> <li>This code correction is to address the I-Code Update proposal, which will change a cross references in (2)(c) to chapter 30.50</li> </ul>	<p>(1) This chapter is intended to provide a process for administrative interpretation of the provisions of this title. Code interpretations:</p> <p>(a) Clarify ambiguous provisions of the code applied to a specific project;</p> <p>(b) Determine nonconforming rights;</p> <p>(c) Determine whether a use is allowed in a particular zone; and</p> <p>(d) Interpret the meaning of terms.</p> <p>(2) This chapter applies to written interpretations of this title. This chapter does not apply to:</p> <p>(a) Interpretations relating to the <del>((Fire Code))</del> <u>fire code</u>, chapter 30.53A SCC, which are made by the fire marshal <del>((pursuant to section 101.4 of the Fire Code))</del>; and</p> <p>(b) Interpretations relating to the construction codes, chapters <del>((30.52A))</del> <u>30.50 - 30.52G</u> SCC, which are made by the building</p>

Attachment 3  
Explanatory Summary Matrix for 2014 Code Corrections – Relating to Sections of Code Implementing Provisions of the I-Codes

ID	Location of Cross-reference Inconsistency	Incorrect Code Reference	Why is it incorrect?	Proposed Correction																																
				official or fire marshal pursuant to SCC 30.50.020(2).																																
6	<p><b>30.85.090(1) – Citation</b></p> <p>(1) Violations of the following provisions of Snohomish County Code shall be subject to the citation and/or criminal provisions set forth in this chapter:</p> <p>(a) Junkyard conditions in urban zones (SCC 30.22.100 or SCC 30.65.285);</p> <p>(b) Recreational vehicle occupancy (SCC 30.22.100, 30.22.110, 30.22.120 or 30.22.130(19)(b) and (c) or SCC 30.65.285);</p> <p>(c) Tree retention (SCC 30.25.016(1))</p> <p>(d) Illegal signs (chapter 30.27 SCC);</p> <p>(e) Noise standards (chapter 10.01 SCC, except public disturbance noises as defined by SCC 10.01.040);</p> <p>(f) Fence height (<b>SCC 30.52A.148(1)(c)</b> or <b>SCC 30.23.100(3)</b>);</p> <p>(g) Erosion control measures and best management practices (chapter 30.63A SCC);</p> <p>(h) Overcrowding beyond building capacity or blocking means of egress (SCC 30.53A.382);</p> <p>(i) Obstruction of fire apparatus access roads (SCC 30.53A.512);</p> <p>(j) Means of egress (<b>SCC 30.53A.010, Section 1028 IFC</b>);</p> <p>(k) Burn permit (SCC 30.53A.298);</p> <p>(l) Stop work order (SCC 30.85.230); and</p> <p>(m) Emergency order (SCC 30.85.240).</p>	<p>SCC 30.52A.148</p> <p>SCC 30.23.100(3)</p> <p>SCC 30.53A.010, Section 1028 IFC</p>	<p>There are three cross-references that need to be addressed:</p> <p>1. SCC 30.52A.148(1)(c): This inconsistency would be created by adoption of the proposed I-Code Update ordinances transmitted to Exec / Council on May 29, 2014.</p> <p>One proposed ordinance would repeal all the administrative provision in chapter 30.52A SCC, including SCC 30.52A.148, and another proposed ordinance would recodify these provisions into a different chapter, chapter 30.50 SCC.</p> <p>2. SCC 30.23.100(3): This cross-reference is incorrect as there is no (3) for this code provision.</p> <p>3. SCC 30.53A.010, Section 1028 IFC): The existing fire code (chapter 30.53A) does not contain a section that addresses “means of egress”, but SCC 30.53A.010 adopts the IFC with exceptions. The correct code reference for this section is SCC 30.53A.406.</p>	<p><b>30.85.090(1)(f) – Citation</b></p> <p>(1) Violations of the following provisions of Snohomish County Code shall be subject to the citation and/or criminal provisions set forth in this chapter:</p> <p>(a) Junkyard conditions in urban zones (SCC 30.22.100 or SCC 30.65.285);</p> <p>(b) Recreational vehicle occupancy (SCC 30.22.100, 30.22.110, 30.22.120 or 30.22.130(19)(b) and (c) or SCC 30.65.285);</p> <p>(c) Tree retention (SCC 30.25.016(1))</p> <p>(d) Illegal signs (chapter 30.27 SCC);</p> <p>(e) Noise standards (chapter 10.01 SCC, except public disturbance noises as defined by SCC 10.01.040);</p> <p>(f) Fence height (<del>((SCC 30.52A.148(1)(c) or SCC 30.23.100(3)))</del>) (<u>SCC 30.50.308 or SCC 30.23.100</u>);</p> <p>(g) Erosion control measures and best management practices (chapter 30.63A SCC);</p> <p>(h) Overcrowding beyond building capacity or blocking means of egress (SCC 30.53A.382);</p> <p>(i) Obstruction of fire apparatus access roads (SCC 30.53A.512);</p> <p>(j) Means of egress (SCC 30.53A.010, Section <del>((1028))</del>1030 IFC);</p> <p>(k) Burn permit (SCC 30.53A.298);</p> <p>(l) Stop work order (SCC 30.85.230); and</p> <p>(m) Emergency order (SCC 30.85.240).</p> <p>(2) Issuance of the citation is a final determination and a fine will be assessed in accordance with SCC Table 30.85.130.</p> <p>(3) Payment of a fine assessed under the citation shall not relieve the person(s) named in the citation of any obligation to cure, abate or stop the violation(s).</p> <p>(4) A citation may be modified or withdrawn by the department at any time it was issued in error.</p> <p>(5) Each day a person violates or fails to comply with a provision of this section may be considered a separate violation for which a citation may be issued, including the period pending a contested hearing.</p>																																
7	<p><b>30.85.130 - Fines for citations</b></p> <p><b>Table 30.85.130</b></p> <table><tr><th colspan="6">Table 30.85.130 Fines for Citations</th></tr><tr><th></th><th colspan="2">FIRST VIOLATION</th><th colspan="2">REPEAT VIOLATION <sup>2</sup></th><th>MULTIPLE VIOLATIONS</th></tr><tr><th>CODE PROVISION</th><th>Non-commercial</th><th>Commercial</th><th>Non-commercial</th><th>Commercial</th><th>Non-commercial</th></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	Table 30.85.130 Fines for Citations							FIRST VIOLATION		REPEAT VIOLATION <sup>2</sup>		MULTIPLE VIOLATIONS	CODE PROVISION	Non-commercial	Commercial	Non-commercial	Commercial	Non-commercial							<p>SCC 30.52A.148</p> <p>SCC 30.23.100(3)</p> <p>SCC 30.53A.010, Section 1028 IFC</p>	<p>There are three cross-references that need to be addressed:</p> <p>1. SCC 30.52A.148(1)(c): This inconsistency would be created by adoption of the proposed I-Code Update ordinances transmitted to Exec / Council on May 29, 2014.</p> <p>One proposed ordinance would repeal all the administrative provision in chapter 30.52A SCC, including SCC 30.52A.148, and another proposed ordinance would recodify these provisions into a different chapter, chapter 30.50 SCC.</p> <p>2. SCC 30.23.100(3): This cross-reference is incorrect as there is no (3) for this</p>	<table><tr><th>CODE PROVISION</th></tr><tr><td><b>Junkyard conditions in Urban Zone</b></td></tr><tr><td>SCC 30.22.100or SCC30.65.285</td></tr><tr><td><b>RV occupancy</b></td></tr><tr><td>SCC 30.22.100,30.22.110,30.22.120,30.22.130(19)(b)&amp;(c) or SCC30.65.285</td></tr><tr><td><b>Tree Retention (per tree)<sup>3</sup></b>SCC30.25.016(1)</td></tr><tr><td><b>Non-permitted sign</b></td></tr><tr><td>Chapter 30.27SCC</td></tr></table>	CODE PROVISION	<b>Junkyard conditions in Urban Zone</b>	SCC 30.22.100or SCC30.65.285	<b>RV occupancy</b>	SCC 30.22.100,30.22.110,30.22.120,30.22.130(19)(b)&(c) or SCC30.65.285	<b>Tree Retention (per tree)<sup>3</sup></b> SCC30.25.016(1)	<b>Non-permitted sign</b>	Chapter 30.27SCC
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ID	Location of Cross-reference Inconsistency							Incorrect Code Reference	Why is it incorrect?	Proposed Correction	
	Junkyard conditions in Urban Zone SCC <del>30.22.100</del> or SCC <del>30.65.285</del>	\$150	\$250	\$300	\$500	\$500	\$700		code provision. 3. SCC 30.53A.010, Section 1028 IFC): The existing fire code (chapter 30.53A) does not contain a section that addresses “means of egress”, but SCC 30.53A.010 adopts the IFC with exceptions. The correct code reference for this section is SCC 30.53A.406.	Noise prevention Chapter 10.01SCC	
	RV occupancy SCC <del>30.22.100, 30.22.110, 30.22.120, 30.22.130</del> (19)(b)&(c) or SCC <del>30.65.285</del>	\$150	\$250	\$300	\$500	\$500	\$700			Fence height <del>((SCC 30.52A.148(1)(c) or SCC 30.23.100(3)))</del> SCC 30.50.308 or SCC 30.23.100;	
	Tree Retention (per tree) <sup>2</sup> SCC <del>30.25.016</del> (1)	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000			Means of egress SCC 30.53A.010; Section <del>((4028))</del> 1030 IFC	
	Non-permitted sign Chapter <del>30.27</del> SCC	\$150	\$250	\$300	\$500	\$500	\$700				
	Noise prevention Chapter <del>10.01</del> SCC	\$150	\$250	\$300	\$500	\$500	\$700				
	Fence height SCC <del>30.52A.148</del> (1)(c), or SCC <del>30.23.100</del> (3)	\$150	\$250	\$300	\$500	\$500	\$700				
	Means of egress SCC <del>30.53A.010</del> ; Section 1028 IFC	NA	\$250	NA	\$500	\$500	\$700				

## Snohomish County: Analysis of Building and Land Use Regulation Effects on Housing and Jobs

Proposed Regulation: RELATING TO THE CONSTRUCTION CODES; CORRECTING INADVERTENT ERRORS AND INCONSISTENCIES IN TITLE 30 SCC, AMENDING SECTIONS 30.22.130, 30.41F.050, 30.53B.060, 30.63A.870, 30.83.010, 30.85.090 AND 30.85.130 OF THE SNOHOMISH COUNTY CODE

Date: August 28, 2014

Staff Contact: Eileen Canola, PDS, extension 2253

	Increase	Decrease	Neutral	Uncertain	Comments
<b>Housing</b>					
Capacity/Targets			X		Not impacted by proposal.
Cost of housing dvpt:					
• Infrastructure			X		Not impacted by proposal.
• Site			X		Not impacted by proposal.
• Building const.					
• Fees			X		Not impacted by proposal.
• Yield			X		Not impacted by proposal.
Timing			X		Not impacted by proposal.
<b>Jobs</b>					
Capacity/Targets			X		Not impacted by proposal.
Cost of com'l/ind dvpt:					
• Infrastructure			X		Not impacted by proposal.
• Site			X		Not impacted by proposal.
• Building const.					
• Fees			X		Not impacted by proposal.
• Yield			X		Not impacted by proposal.
Time to Create Jobs			X		Not impacted by proposal.
# Family Wage Jobs			X		Not impacted by proposal.

**Discussion:** (e.g.: What efforts have been made to minimize costs associated with the proposed regulation? How will the proposal affect the County's ability to meet its fair share housing goals, and provide family wage jobs? *This proposal will not likely affect the county's ability to meet its housing goals and provide family wage jobs. The proposal corrects inadvertent errors and inconsistencies in Title 30 SCC.*

Will the proposed regulation reduce the capacity for housing and/or jobs? *The proposal will not reduce the capacity for housing and/or jobs. The proposal corrects inadvertent errors and inconsistencies in Title 30 SCC.*

What type of housing development might be affected by this regulation? (New, redevelopment, infill, renovated) *The proposal will not affect housing development. The proposal corrects inadvertent errors and inconsistencies in Title 30 SCC.*

## Snohomish County Capital Facility Development Cost Analysis Summary

Proposed Regulation: RELATING TO THE CONSTRUCTION CODES; CORRECTING INADVERTENT ERRORS AND INCONSISTENCIES IN TITLE 30 SCC, AMENDING SECTIONS 30.22.130, 30.41F.050, 30.53B.060, 30.63A.870, 30.83.010, 30.85.090 AND 30.85.130 OF THE SNOHOMISH COUNTY CODE

Date: August 28, 2014

Staff Contact: Eileen Canola, PDS, extension 2253

### General Cost Analysis Summary:

The proposed code amendments are expected to have no major impacts on county and non-county public capital facilities' costs.

Facility	Quantification/Qualification of Anticipated Cost:	
Parks	County Funded Impacts –	None anticipated.
	Other Fund Sources Impacts –	None anticipated.
Roads & Transit	County Funded Impacts –	None anticipated.
	Other Fund Sources Impacts –	None anticipated.
Surface Water	County Funded Impacts –	None anticipated.
	Other Fund Sources Impacts –	None anticipated.
Public Schools	County Funded Impacts –	None anticipated.
	Other Fund Sources Impacts –	None anticipated.
Electric Power	County Funded Impacts –	None anticipated.
	Other Fund Sources Impacts –	None anticipated.
Public Water	County Funded Impacts –	None anticipated.
	Other Fund Sources Impacts –	None anticipated.
Wastewater	County Funded Impacts –	None anticipated.
	Other Fund Sources Impacts –	None anticipated.
Planning Summary Comments	County Funded Impacts –	No significant fiscal impacts will result from the adoption of the proposed amendments.
	Other Fund Sources Impacts –	No significant fiscal impacts will result from the adoption of the proposed amendments.